

Well-maintained house with 2/3 bedrooms, garage, workshop and enclosed garden, walking distance to amenities



INFORMATION

Town:	Terres-de-Haute-Charente
Department:	Charente
Bed:	2
Bath:	1
Floor:	61 m2
Plot Size:	479 m2

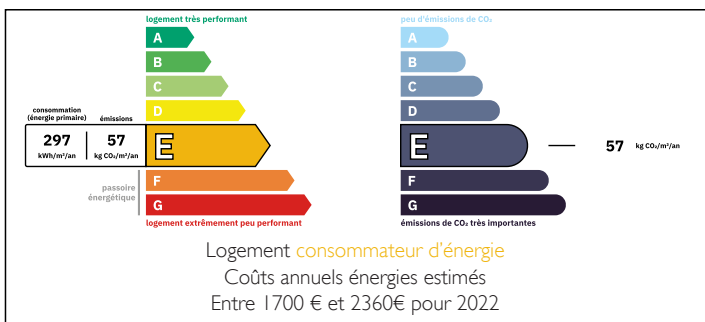
IN BRIEF

This well-maintained house offers a practical layout, useful outbuildings and a pleasant enclosed garden with fruit trees. The property is ideally placed for everyday life, with a boulangerie just a stone's throw away for your morning bread, and local shops and services within easy reach.

Roumazières-Loubert is a convenient Charente location, offering day-to-day amenities while remaining close to the surrounding countryside. The town is well placed between Confolens, Chasseneuil-sur-Bonnieure and Saint-Junien, making it a practical base for either a main residence or a lock-up-and-leave holiday home.

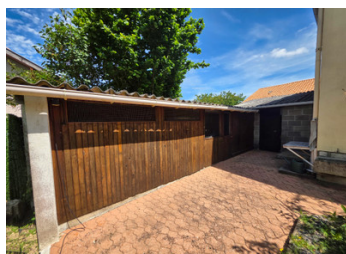


ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 586 EUR

NOTES

DESCRIPTION

The main living accommodation is on the first floor and comprises a bright living room/kitchen of approximately 24m², with fitted kitchen area and access to a small balcony. This floor also includes a bedroom of approximately 12m² with built-in storage, plus a second bedroom/office of approximately 7.69m², ideal as a child's bedroom, dressing room or home office. There is also a shower room of approximately 2.22m², fitted with a shower and basin, plus a separate WC of approximately 1.2m².

On the ground floor/basement level, there is a further bedroom of approximately 11m², offering useful extra accommodation for guests or family. This level also includes a utility/boiler room of approximately 13.88m², a garage of approximately 18.9m², and direct access to the adjoining workshop of approximately 30m², ideal for storage, DIY, hobbies or a small professional activity.

Outside, the property benefits from dependances, a pleasant enclosed garden with fruit trees, a well, and a wooden aviary, which could also be used as kennels, garden storage or additional practical outside space.

The house has gas central heating, double-glazed windows and mains drainage. A practical, well-kept property in a convenient location close to everyday amenities.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>