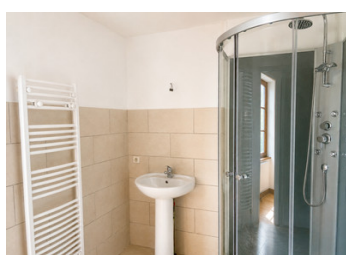


Small stone house, ready to move into, ideal as a pied-à-terre or Airbnb investment in a popular tourist area.

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Yviers
Department:	Charente
Bed:	0
Bath:	1
Floor:	40 m ²
Plot Size:	3 m ²

IN BRIEF

Looking for a countryside pied-à-terre? Walks and bike rides in a lovely rural setting? This small property is perfect for you. Ideal for peaceful holidays or as a rental investment in a tourist area in southern Charente.

The front door opens into the main room – a large living area with a beautiful fireplace and a simple country-style kitchen space. On the left is a lovely shower room with an electric heater and a separate WC. The windows are oak, in good condition but single-glazed. There is no heating system, but it would be easy to add electric radiators or a wood stove in the traditional fireplace.

A handmade staircase leads to a 40 m² convertible attic with exposed beams and storage cupboards. The roof is in good condition and this space would be perfect for a large loft-style bedroom. The...

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.



DESCRIPTION

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

NOTES