

Great small hamlet house, 2 bedrooms, fully renovated, energy rated C, ideal holiday home, lock and leave.

EXCLUSIVE

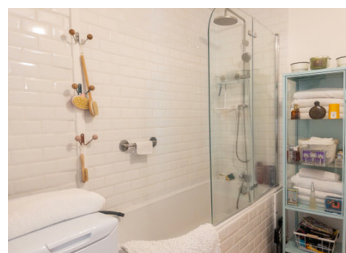


INFORMATION

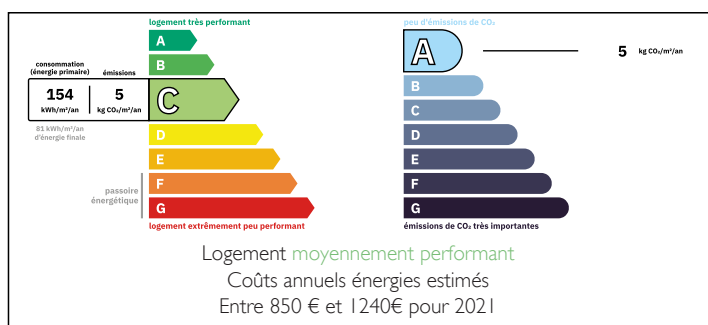
Town:	Mouzon
Department:	Charente
Bed:	2
Bath:	1
Floor:	74 m2
Plot Size:	477 m2

IN BRIEF

A perfect small house in a charming hamlet near to the lake Mas Chaban, for swimming, fishing and holiday activities as well as the village of Massignac with an excellent bakery, 2 restaurants, bar pharmacy, corner shop and bar. An easy lock and leave for holidays or retirement. A garden of 470m² separated from the house but ideal for relaxing, in the shade of trees or as a vegetable plot.

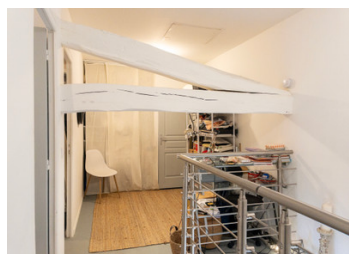


ENERGY - DPE



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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.



DESCRIPTION

A traditional Charentais stone facade, double glazed throughout, the entrance into a combined living room and modern equipped kitchen of 32m², a downstairs bathroom 7m², staircase with designer banister up to the first floor. 2 bedrooms 12.5m², 11m² and a generous landing of 12m² with storage space. Reversible heat pump system, heating and air conditioning. Mains drains.

Parking adjacent to the house. A separate fenced garden of 477m² a short walk from the house with fruit trees, a wood cabin in a peaceful location.

Massignac is 3.5km away with amenities and health centre. The lake Mas Chaban on the river Moulde is 2km away for swimming, walks, boating & fishing. Limoges airport 45min, Angoulême high speed train station (TGV) 45 minutes.

LOCAL TAXES

Taxe foncière: 140 EUR

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

NOTES