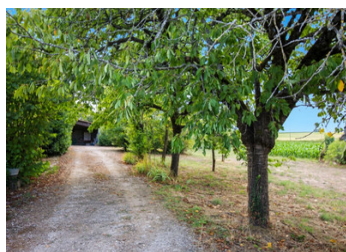
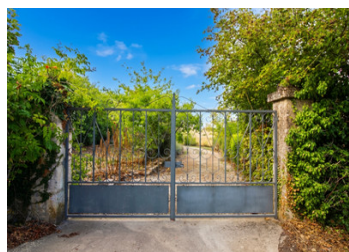


4-Bedroom Village House with Enclosed Garden, Outbuildings, Garage & Covered Terrace



INFORMATION

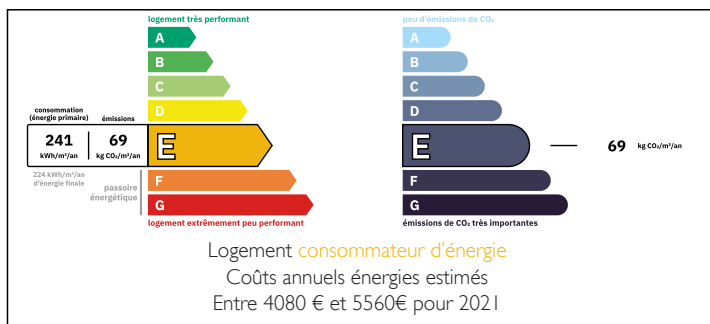
Town:	Ligné
Department:	Charente
Bed:	4
Bath:	1
Floor:	138 m2
Plot Size:	9569 m2



IN BRIEF

Set in the peaceful commune of Ligné, this characterful village house offers approximately 140 m² of living space, four bedrooms and considerable potential for further improvement. The property benefits from an enclosed, established garden of approximately 2,685 m², a garage, outbuildings, a covered terrace and a separate room suitable for use as a home office.

ENERGY - DPE



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

The ground floor comprises a spacious 34 m² sitting room, dining room, kitchen, bathroom and utility room. The accommodation continues on the first floor with two bedrooms and a landing, while the second and final floor provides two further bedrooms.

Outside, the property enjoys an attractive, enclosed and established garden extending to approximately 2,685 m², providing plenty of space for outdoor living, gardening or simply enjoying the peaceful surroundings.

Adjacent to the covered terrace, which has an easterly aspect, is a separate room that could provide an ideal home office, library, hobby room or additional flexible living space.

The property also benefits from a separate outbuilding incorporating a 20 m² garage, a former wine store and a utility/laundry room. A well is also located within the grounds.

Energy rating: E. Climate rating: E.

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

NOTES