

3 bedroom house with annex, barn and garden



INFORMATION

Town:	Juillé
Department:	Charente
Bed:	3
Bath:	2
Floor:	165 m2
Plot Size:	800 m2

IN BRIEF

Close to amenities and located in a small village with a park and a stream, this 3 bedroom house with 1 Bedroom annexe/gite offers an opportunity for income potential and/or a good sized family home. Large barn, garden and enclosed, dog friendly courtyard, make the package complete.

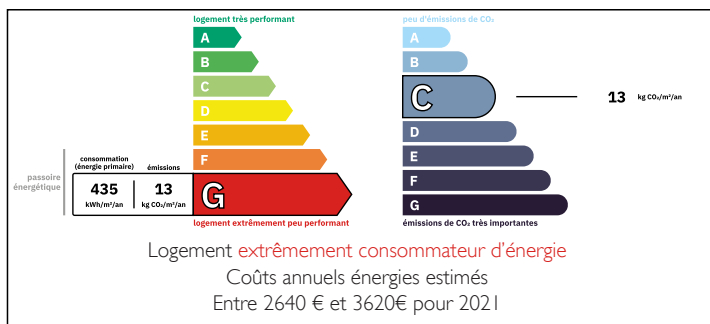
The main house offers a good sized kitchen/diner with woodburning stove, a living room, hallway and ground floor WC and separate bathroom. Upstairs there is a spacious master bedroom with separate space for clothes storage, a large bedroom with its own fitted shower, and a small office.

The 1 bedroom annex has on the ground floor a spacious entrance, an open plan kitchen/living space and bathroom, plus a light and airy bedroom upstairs.

Outside there is a secure courtyard and garden



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: 1420 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Main house in detail :

Ground Floor :

Entry, 11.5 m2

Living Room, 19.3 m2

Kitchen with woodburner, 29 m2

Bathroom with shower and bath

WC

First Floor :

Landing, 8.8 m2

Bedroom, 26.1 m2

Bedroom, 19.3 m2 with shower and washbasin

Annex in detail :

Entry, 16 m2

Kitchen/Dining Room, 21.5 m2

Shower room with WC, 4 m2

First floor bedroom, 16 m2.

Pretty village location and good access to amenities -
Aigre 15 mins, Ruffec 18 mins, Angoulême 35 mins,
Bordeaux 1h 45 mins. Gorgeous villages of Tusson is
just 8 mins and Verteuil-sur-Charente 14 mins.
Airports : Poitiers, 70 mins and Limoges 80 mins.

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