

**UNDER OFFER** Charming stone house 2/3 bed , private garden with inground pool, close to the lakes & amenities

**EXCLUSIVE**



## INFORMATION

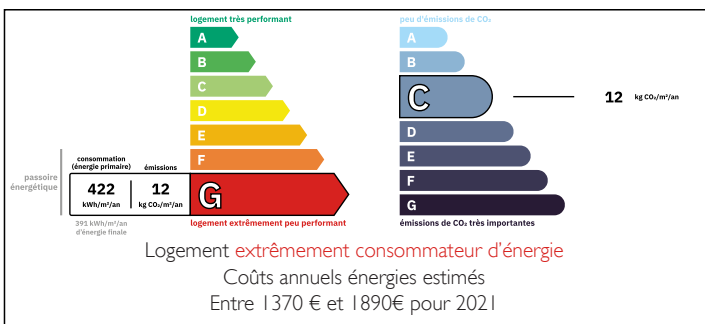
Town:	Saint-Quentin-sur-Charente
Department:	Charente
Bed:	2
Bath:	2
Floor:	99 m2
Plot Size:	1561 m2

## IN BRIEF

The property is set in a quiet country location & just 2 minutes from the village of St Quentin Sur Charente with no passing traffic and a very private garden, swimming pool and terrace. St Quentin has a bar / restaurant and post office. The nearest larger town is Chabanais at 6.5kms & set on the beautiful river Vienne with schools, doctors, banks, supermarket, cafes, bars , restaurants, DIY store, weekly market etc.

There are many beautiful towns, (Rochechouart & La Rochefoucauld being two of them), in the region and the leisure lakes with beaches, paddle boarding, boating, restaurants, boating, horse riding are all within 15 minutes of the property. Golf International La Preze is 23 km.

## 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 house comprises on the ground floor: Kitchen with dining area and wood burning stove 23m<sup>2</sup>, sitting room with double glass windows to the terrace 18m<sup>2</sup>, bedroom 18m<sup>2</sup>, inner hallway with door to side of property, bathroom with shower & WC. On the first floor: Master bedroom 24m<sup>2</sup> with ensuite bathroom & WC, single bedroom.

The enclosed private garden is to the rear of the property, there is a outbuilding currently used as a workshop 10m<sup>2</sup> but could equally be a separate office area, the 9m X 4m salt swimming pool has it's own pump/technical room, there is private parking at the side of the house .

Prior to covid vendors successfully rented the house for holidays through the summer.

Chabanais 6.5kms

Rochechouart bastide town with chateau 15kms

St Junien (major commerces) 24kms

Limoges airport 34 minutes / 48 kms

Angouleme city with fast train link (TGV) 51 minutes

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

## LOCAL TAXES

**Taxe foncière: 441 EUR**

**Taxe habitation: 272 EUR**

## NOTES