

Property with courtyard garden and garage.



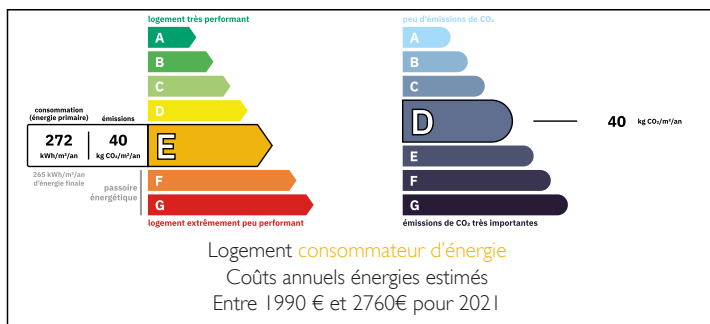
## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | La Chapelle        |
| Department: | Charente           |
| Bed:        | 2                  |
| Bath:       | 1                  |
| Floor:      | 97 m <sup>2</sup>  |
| Plot Size:  | 303 m <sup>2</sup> |

## IN BRIEF

Great property with potential, a courtyard garden, separate garage and outside parking area/ garden. New roof completed September 2023. Conforming fosse septique.

## 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.



## LOCAL TAXES

**Taxe foncière: 549 EUR**

## NOTES

## DESCRIPTION

Enter the property through the courtyard garden and into the hallway(4m2).

Off the hallway are the downstairs bedroom (8.7m2), stairs to the first floor and lounge with tiled floor and wood burner (19m2). The lounge has windows to the front and rear. WC.

Kitchen (13m2) with fitted units, a front door, and door to the courtyard garden.

Through the kitchen to the dining room (17m2) with wood flooring window to the front and doors to the courtyard garden. Dining room could be a third bedroom.

On the first floor is a large and bright bedroom (21m2) with windows / balcony front and rear. A bathroom (5.47m2)

The courtyard garden is easy maintenance, enclosed and safe for animals, the roads next to the house are exceptionally quiet, appealing to cat lovers. The property is attached but not overlooked from next door.

The garage(17m2) is next to the house with an outside parking area, large enough for outside camper van parking and a garden.

The village will continue to have individual drainage systems and has fibre installed.

The price has lowered to take into account that there are improvements to carry out.

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