

3 bedroom detached village property to update with adjoining garden and large barn. Possibility to expand.

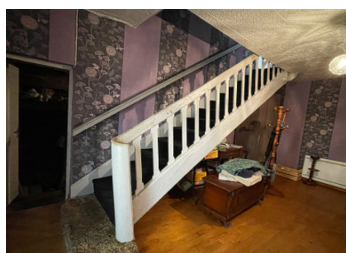


INFORMATION

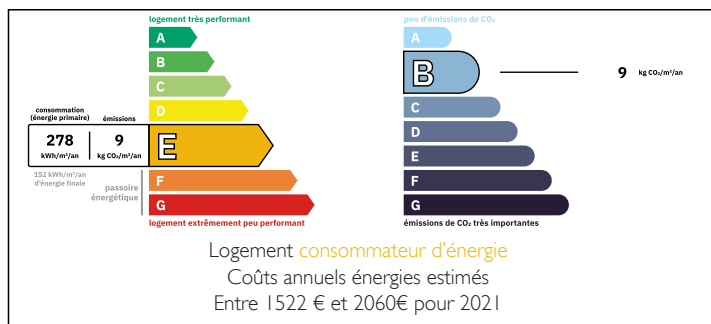
Town:	Brigueuil
Department:	Charente
Bed:	3
Bath:	1
Floor:	105 m2
Plot Size:	1692 m2

IN BRIEF

This charming property which only requires some interior renovation and modernisation, briefly comprises on the ground floor an entrance hall, a living room with kitchen area and a storeroom (which could be converted into further living space) On the first floor there are 3 bedrooms and a bathroom. Situated in the pretty fortified village of Brigueuil, 16 km east of Confolens and 8 km north of Saint-Junien. It is also 34 km from Limoges and 64 km from Angoulême.



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 currently offers 105 m² of living space, with the possibility of extending the living area on the ground floor. The layout is as follows :

Ground floor.

Living room with kitchen area (27 m²).

Entrance hall (17 m²).

The entrance hall leads to a storeroom (17 m²) which opens to a covered area (40 m²) which in turn leads to a room containing the old bread oven (17 m²). A l'étage il y a 3 chambres de 13 m², 10 m² et 24 m² et une salle de bains (6 m²). The adjoining garden at the rear of the house offers views over the surrounding countryside.

The adjoining barn completes the ensemble (180 m²).

LOCAL TAXES

Taxe foncière: 605 EUR

Taxe habitation: EUR

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

NOTES