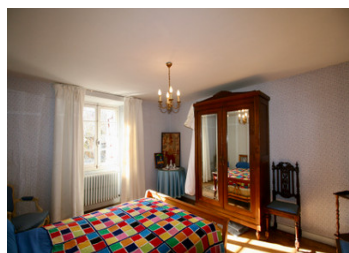
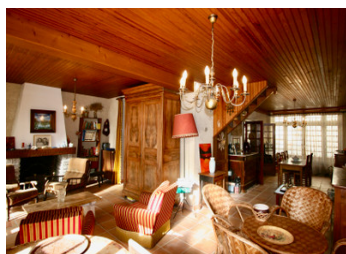


Lovely 3 bed village centre house to update; rear courtyard; near amenities; separate garage.



## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Massignac          |
| Department: | Charente           |
| Bed:        | 3                  |
| Bath:       | 1                  |
| Floor:      | 150 m <sup>2</sup> |
| Plot Size:  | 70 m <sup>2</sup>  |



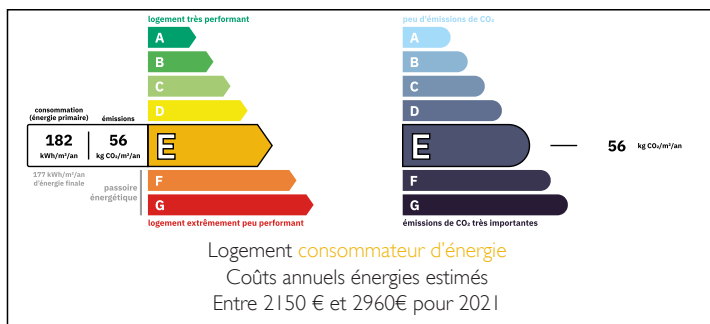
## IN BRIEF

Lovely village centre property comprising a semi-detached 3 bed house of 150m<sup>2</sup> living space with rear courtyard garden of 70m<sup>2</sup> and separate semi-detached large garage of 55m<sup>2</sup> floor space with renovation potential.

The house enjoys a very comfortable living space that includes kitchen, living room and dining room with open fireplace on the ground floor and three bedrooms, large bathroom and separate WC on the first floor.

Located near the centre of the village of Massignac, amenities within walking distance include a popular bar restaurant, bakery, cafe, doctor, pharmacy, post office and small tabac/ epicerie. Full amenities can be found in the nearby towns of Montbron, La Rochefoucauld and Chabanais.

## ENERGY - DPE



Attractions in the area include the leisure lakes of

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: 900 EUR

## NOTES

## DESCRIPTION

Village centre property, previously the village epicerie, comprising a three bedroom semi-detached house of 150m<sup>2</sup> living space with rear courtyard of 70m<sup>2</sup> and separate semi-detached garage of 55m<sup>2</sup> floor space.

The house is in good condition and habitable right away. There is oil-fired central heating and electric hot water heaters and it is connected to mains drains. The windows are single glazed.

The house comprises:

On the ground floor:

Large fully fitted kitchen (25m<sup>2</sup>) with enough space for a breakfast table and with a staircase leading to the first floor.

Living room and adjoining dining room (26m<sup>2</sup>) with open fireplace (regularly used and maintained/cleaned) and access to the enclosed rear courtyard. A cellar (18m<sup>2</sup>) can be found under the house where the boiler and heating oil tank are located.

On the first floor:

Central corridor (17m<sup>2</sup>) which leads to all rooms and also has access to the attic.

Bedroom 1 (14.5m<sup>2</sup>).

Bedroom 2 (14m<sup>2</sup>).

Bedroom 3 (15.5m<sup>2</sup>).

Bathroom (15m<sup>2</sup>) with bath and over-bath shower.

WC (1.5m<sup>2</sup>).

Outside, there is a fully enclosed stone paved terrace of 70m<sup>2</sup> at the back of the house. A separate building, just across the road, is also being sold with the property. With 55m<sup>2</sup> floor space, a good roof and a high enough ceiling to add a first floor, this offers great renovation potential (either as guest accommodation or to rent out for a modest income).

A lovely village centre property, within walking distance of amenities and offering great potential.