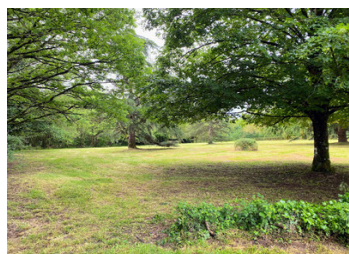


Detached stone house. 3 bedrooms. Barn. Garage. Wooded garden not overlooked. Near Chasseneuil.



INFORMATION

Town:	Suaux
Department:	Charente
Bed:	3
Bath:	1
Floor:	161 m2
Plot Size:	8129 m2

IN BRIEF

A superb house full of charm and character in a peaceful setting not overlooked.

With its spacious living room, kitchen opening onto a lovely dining room and 3 bedrooms, this house is an ideal family, country or holiday home. It has retained all the character of an old house, with exposed stonework and beams, a fireplace, a kitchen garden and a Charentais sink.

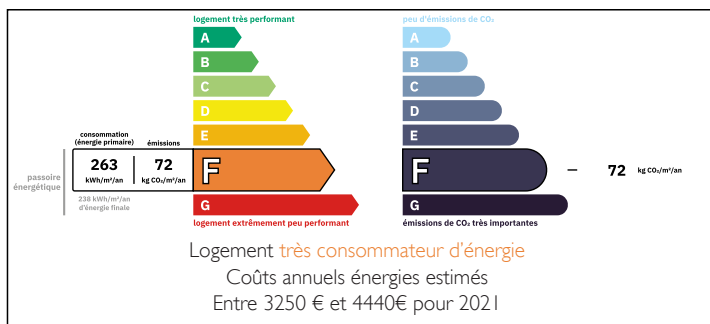
Its large adjoining barn (100 m²) containing the boiler room is another major asset.

To the rear of the house, a lovely, wooded, intimate plot offers a peaceful, bucolic setting all year round. A lovely wooded plot of over 3,400 m² is also adjacent!

This rare home is just 4 km from the centre of Chasseneuil (a dynamic town with all amenities) and 35 km from Angoulême (train to Paris and Bordeaux).

A must-see!

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

- dining room: 19.5 m², kitchen
- Kitchen: 21.6 m², dining room
- living room: 41 m²

ON THE FIRST FLOOR

- Bedroom 1: 20 m²
- Bedroom 2: 17.6 m²
- Bedroom 3: 15.4 m²
- WC
- Bathroom: 9.7 m² (with shower)
- Blind room suitable for conversion: 11 m².

*GARDEN, woodland and trees

*Adjoining BARN: 105 m².

*UTILITY ROOM: 40 m²

*GARAGE: 15 m²

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

LOCAL TAXES

Taxe foncière: 1100 EUR

Taxe habitation: EUR

NOTES