

Lovely stone house with three bedrooms, large private parking, enclosed garden



INFORMATION

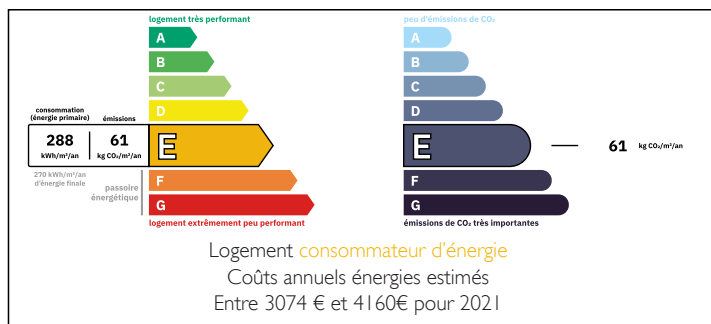
Town:	Saint-Coutant
Department:	Charente
Bed:	3
Bath:	2
Floor:	147 m2
Plot Size:	592 m2

IN BRIEF

This spacious family home is set in the countryside with easy access to villages with amenities. Most of the house has been renovated and only a few little points need rethinking. The house benefits from oil fired central heating, mostly double glazed and a vast workshop/garage with office, ideal for working from home with its fiber connection. Its small manageable garden is completely fenced. The septic tank does not conform.



ENERGY - DPE



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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: **449 EUR**

NOTES

DESCRIPTION

The property in more detail... GROUND FLOOR : -

Large reception room : 55 m² including an open plan kitchen (10,2 m²) a living area with a chimney and wood-burner and dining area.

Back kitchen/utility room : 21,4 m² this room is currently not counted in the habitable space as it is not heated. It has a sink and has been equipped as a summer kitchen with direct access to the garden.

Separate WC : 1,8 m² - Shower room : 5,7 m² recently renovated with walk-in shower and sink.

FIRST FLOOR : -

Landing & corridor : 11,1 m².

Bathroom : 7,9 m² with bath, shower, sink & WC. This bathroom needs updating.

Bedroom 1 : 18 m²

Bedroom 2 : 13,3 m²

Bedroom 3 : 34,2 m² with built-in wardrobe, exposed beams and sky lights.

OUTSIDE :

Large car park to the front of the house.

Enclosed garden - Covered terraces (electrics) : 33 m²

Garden shed.

Cellar : 5,3 m².

Workshop/garage : 65,8 m² with garage door, old forge. Very light.

Boiler room : 15,8 m²