

An attractive 3 bed renovated stone house with large attached barn & an enclosed garden



INFORMATION

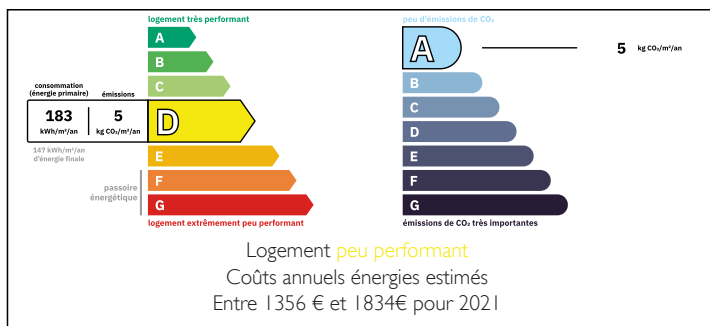
Town:	Saint-Maurice-des-Lions
Department:	Charente
Bed:	3
Bath:	1
Floor:	89 m2
Plot Size:	1264 m2

IN BRIEF

Situated 10 minutes from the vibrant town of Confolens and a 5 minute drive to the village of St Maurice des Lions. Limoges airport is 47km.



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

GROUND FLOOR

Openplan living space (49.5m²) with a modern fitted kitchen featuring an electric oven and hob, dishwasher and breakfast bar. The living room part is bright and airy and the ground floor is heated by a pellet woodburner.

WC & storage (3.4m²)

FIRST FLOOR

Bedroom 1 (10.16m²)

Bedroom 2 (9.09m²)

Bedroom 3 (10.44m²)

Bathroom (5.64m²) walk-in shower and basin

WC (1.58m²)

Under the house is a large cellar, with standing height inside, that is used as a utility room.

Accesible from the house is a barn of 120m² and another barn adjoining that of 95m². There is also a covered parking area large enough for a motorhome.

A covered terrace on the other end of the house leads up to the front door and kitchen which overlooks the enclosed garden. At the bottom of the garden is a small stone outbuilding.

All of the roofs are in excellant order and the fosse septique was installed 3 year ago. The electrics are new and there is Fibre internet.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES