

UNDER OFFER Charming 2 bedroom village house, tastefully renovated with adjoining garage.

EXCLUSIVE

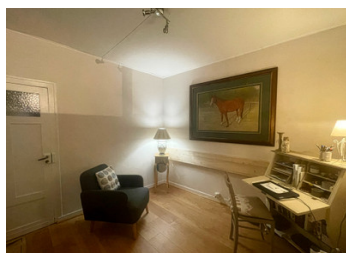


INFORMATION

Town:	Oradour-Fanais
Department:	Charente
Bed:	2
Bath:	1
Floor:	55 m2
Plot Size:	186 m2

IN BRIEF

Offer accepted. This comfortable 2 bedroom village house is situated in the heart of a small friendly rural village with a multi-purpose shop, café, bar and petrol pump just down the road. The pretty medieval town of Confolens, with full amenities and services, is just 20km away. Limoges airport is just under an hour's drive away and offers regular low-cost flights to and from the UK. This house would be ideal as a holiday home or as a low maintenance permanent residence.

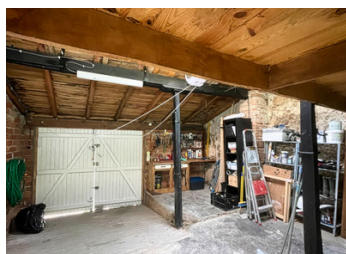
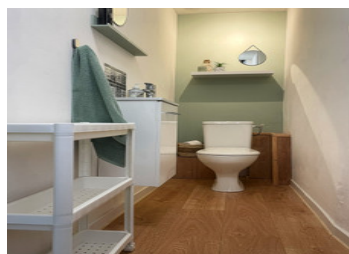


ENERGY - DPE

DPE not required.

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

This delightful 2 bedroom property has been tastefully renovated and offers approximately 55 m² of living space. The layout is as follows :

Kitchen/diner (15 m²) with wood burning stove. From the kitchen, a door leads to the lovely bright sitting room (12 m²). Bedroom 1 (12 m²) with en suite shower room with toilet. Bedroom 2 (9 m²) and separate toilet.

The attached garage is located at the rear of the house and could be converted into additional living space if required. There is a large cellar underneath the house, providing valuable storage space.

There is a small plot of land to the front of the house, which the current owners have tastefully converted into a small terrace thus providing a delightful outdoor seating area.

The house benefits from a good roof, double glazing and connected to mains drains.

LOCAL TAXES

Taxe foncière: 227 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