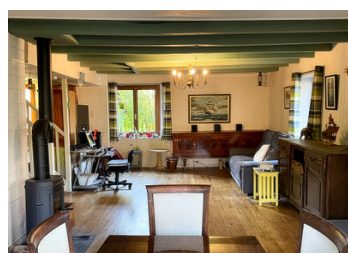


2 Bedroom hamlet property with adjoining garden.

EXCLUSIVE



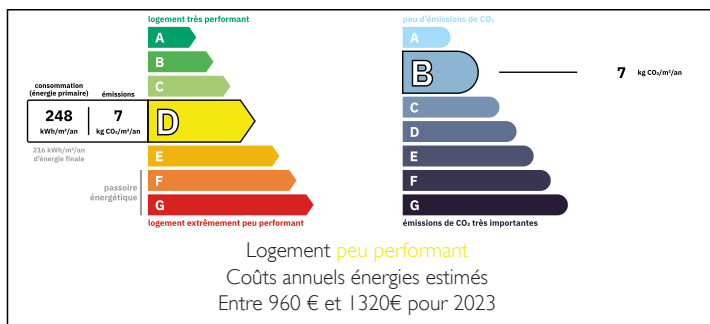
INFORMATION

Town:	Brillac
Department:	Charente
Bed:	2
Bath:	1
Floor:	81 m2
Plot Size:	3141 m2

IN BRIEF

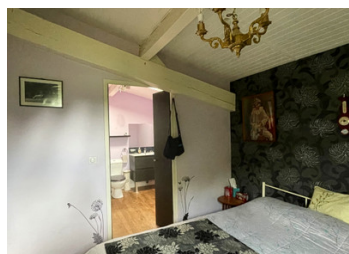
The property offers 81 sqm living space and briefly comprises an entrance, a kitchen, living/dining room, bedroom and shower room with WC. Upstairs 1 bedroom and WC. The front of the house faces the road whilst at the rear a private garden with views over the surrounding french countryside adds to the charm of this property. A track provides access to the rear of the garden and access to the garage. This ready to move into house, perfect as either a permanent or holiday home is situated in a small hamlet, a little set back from the road, only 3 km from a range of local amenities. Full facilities are available in the popular riverside town of Confolens (14 km) Limoges airport is within easy motoring distance (48 km)

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 property was renovated in 2010 with double glazing throughout, new electrics & septic tank. Gravelled area to front of the property with large fully enclosed garden to side & rear.

Please note: This property is on a main road. Please take this into account before requesting any viewings.

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

LOCAL TAXES

Taxe foncière: 527 EUR

NOTES