

A beautiful, detached, character house, in the center of a pretty village.



INFORMATION

Town:	Le Grand-Madieu
Department:	Charente
Bed:	5
Bath:	3
Floor:	178 m2
Plot Size:	938 m2

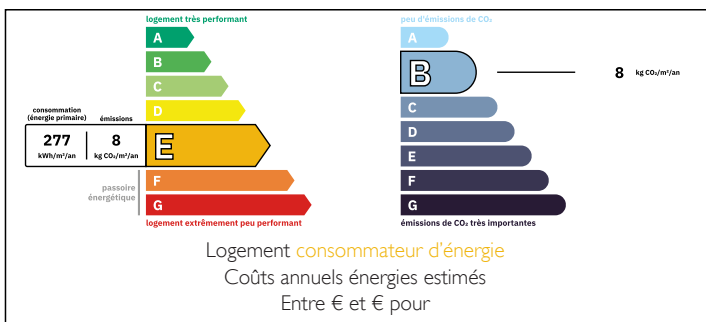
IN BRIEF

A beautiful, 5- bedroom character house in the centre of a pretty village, approximately 20 minutes from Confolens. Many original features have been retained, including fireplaces and original floors.

Set in a pretty village, the house is situated just a few minutes from the popular market town of Champagne Mouton, with plenty of day-to-day amenities. This is an easy and affordable, permanent residence or a 'lock up and leave' holiday home in a picturesque setting, approximately 40 minutes from Angoulême with train to Paris.

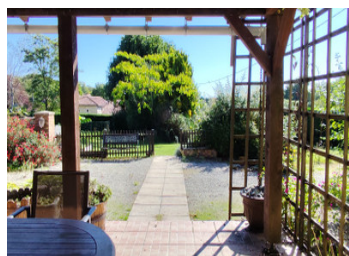


ENERGY - DPE



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 dominates a corner plot, with a courtyard leading onto a good-sized, fenced garden. The large attached barn, which can also be accessed from the utility room in the house, is in good condition and features a workshop area, storage for garden equipment and wood for the fires and room to park a family sized car.

The detached village house with five good-sized bedrooms, two shower rooms and a family bathroom was modernised with a light hand some years ago and has been a much loved and well-maintained family home.

Ready to move straight into, it won't be on the market for long! Don't miss this wonderful opportunity to become the new custodians of this lovely French village house.

In greater detail

Ground floor

Sitting room 26m²

Kitchen Diner 30m²

Hall with original staircase 15m²

Utility room, with access to the barn 16m²

Shower room 6m²

Garden room leading to covered terrace 19m²

Hall with storage and stairs leading to the first floor 5m²

First floor

Landing 6m²

Bedroom 18m²

Shower room 6m²

Linen cupboard 6m²

Bedroom 14m²

Bedroom 19m²

Bedroom 11m²

Bedroom 19m²

Office/storeroom 7m²

Bathroom 8.5m²

LOCAL TAXES

Taxe habitation: EUR

NOTES