

Beautiful, bright 3-bedroom village house with terrace open to a garden with built barbeque and garage; 658 m2

EXCLUSIVE

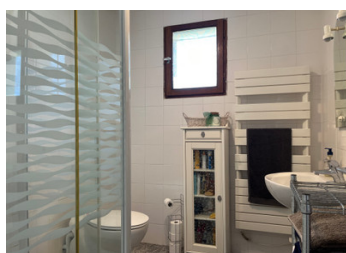


INFORMATION

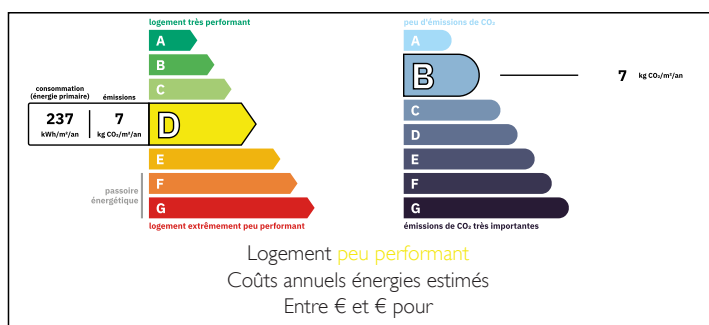
Town:	Lessac
Department:	Charente
Bed:	3
Bath:	1
Floor:	85.35 m2
Plot Size:	658 m2

IN BRIEF

This beautiful bright 3 bedroom village house is ready for you to move in and offers you a rare combination of comfortable village life and the opportunity to immerse yourself in tranquility and green nature. Direct access to a patio and an inviting garden area with a brick built barbeque and a large fully insulated garage serviced with mains water and electricity (possibility to transform it into a tiny guest house). Mature vegetation throughout the garden and access to water (well). Parking available in front of the house and a public parking located a few meters from the property. In a central location close to sports center and other amenities in an attractive village near Vienne river.



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.



LOCAL TAXES

Taxe foncière: 683 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Enter the property through a small wooden gate and into a yard surrounded by a stone wall, opening to the main door of the house, with plenty of space for chairs and flower pots. From the front door you step into the spacious living room with a dining area (27.3 m²). On the left is the kitchen, and from the kitchen a short corridor leads to the ground floor bedroom (12.3 m²), with its own WC and sink. Ascending the wooden staircase, you reach a landing leading to the two filled with light bedrooms (10.5 m² and 11.3 m²) with views to the gardens around Lessac, and a fully renovated shower room with a toilet.

The large patio adjoining the living room opens to a large private garden space with mature decorative bushes and flower beds, a well and a brick built barbeque. You can sip your wine in the shadow of the old impressive willow tree in the center of the garden area during the sunny and hot summer days or rest in your hammock hanging from the tree. At the end of the garden area on the right is the spacious garage (fully insulated, with mains water and electricity) surrounded by a green lawn. The property is connected to mains drainage and the village mains water system; it is heated by an efficient wood-burner and electric radiators and has been double glazed throughout.

The center of the Lessac village and all its...