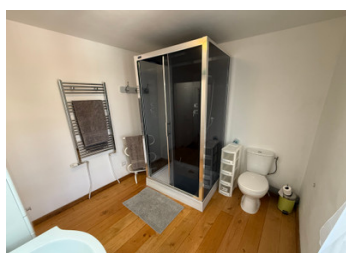


Tastefully Renovated 3 Bedroom Village House with Garden and Outbuilding Suitable for Conversion



INFORMATION

Town:	Salles-Lavalette
Department:	Charente
Bed:	3
Bath:	1
Floor:	96 m2
Plot Size:	378 m2



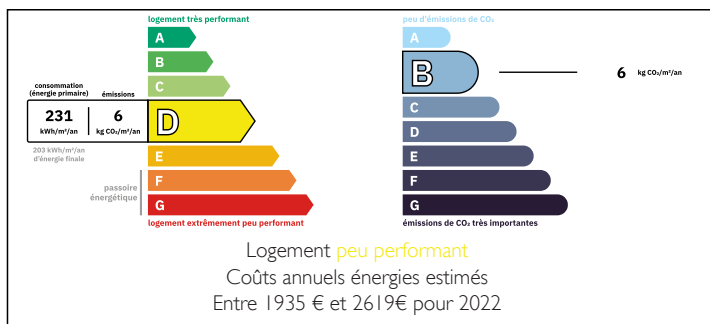
IN BRIEF

This deceptively spacious village house has been recently renovated to a high standard and offers both generous living accommodation plus potential to expand into the separate outbuilding, which has its own access.

Situated close to the village centre, it is just a short walk to a restaurant, a popular bakery and a post office.

The village is just 18kms from Aubeterre Sur Dronne, one of the prettiest villages in France. Definitely worth a visit!

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

You enter to property via the entrance vestibule into the living room/dining area (29.8M²), where the pellet burner is situated. This also fuels the central heating.

Through to the fully fitted kitchen (13.4M²) and from here, you have access to the utility room (7M²) and downstairs toilet (3.5M²).

The old original staircase leads from the living room to the three upstairs bedrooms (17.1M², 12.4M² and 10.4M²), and generous shower room (7M²).

Steps from the kitchen leads to a lovely sunny terrace area and garden.

At the end of the garden, you will find the outbuilding, which has 2 floors and could become a guest apartment over a garage or the whole building could become a gite, given relevant permissions

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

LOCAL TAXES

Taxe foncière: 660 EUR

Taxe habitation: EUR

NOTES