

Rare find - Town House with walled courtyard in centre of town with large garage. Cognac area.

EXCLUSIVE



INFORMATION

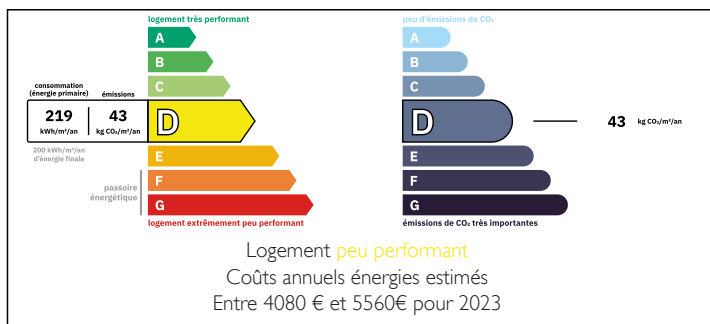
Town:	Aigre
Department:	Charente
Bed:	4
Bath:	2
Floor:	220 m2
Plot Size:	200 m2



IN BRIEF

Step back in time to experience this gracious spacious town house with 4 bedrooms and easy to care for courtyard garden with private parking. Located on a quiet street but just 20 metres walk from the main centre. This small town has everything and offers you the ideal typical French rural town community - walk to the market, the bakery, the bar, coffee and croissant at the local café and all just steps from the house. Coast in under 2 hour drive and Cognac just 40 minutes.

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: 1729 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Although in the small market town centre, this well maintained period house is located on a quiet street with its own parking and garage. The courtyard is paved and is the ideal place for a myriad of pots and flowers with quaint seating areas and hidden corners depending on the heat or cool of the climate.

This spacious family home offers :

Ground Floor

Entrance 9m² with attractive tiled floor, main staircase and stained glass doors each side, leading to Sitting Room 20m² with decorative fireplace (non working), wood flooring

Dining Room 19.5m² , wood flooring opposite side of entrance hall. Dining room leads to the Conservatory 14.22m² which in turn leads to the courtyard garden

Kitchen 9m² - country style and fully fitted, in turn leading to Pantries, store rooms and WC with hand basin, and boiler room with door again to courtyard
Corridor and office space 7m², door to Garage 60m²

First Floor

Landing leading to

Family Bathroom 5.44m²

Bedroom 18m², double aspect

Bedroom 22m² with built-in wardrobes

Dressing room 11m²

Bedroom - guest room - 17m² with en-suite WC

Storage rooms and door leading back to main staircase

Apartment Space above garage

This is accessed from 1st Floor via a door to office space

Bedroom 20m²

Shower room with WC - 8m²

Further stairs to attic space for storage 40m²

There is also access via the main stairs to the upper most attic space with 2 rooms.