

Beautiful three bedroom property in a lovely village setting. Don't miss it !

EXCLUSIVE



## INFORMATION

Town:	Esse
Department:	Charente
Bed:	3
Bath:	2
Floor:	167 m2
Plot Size:	25 m2



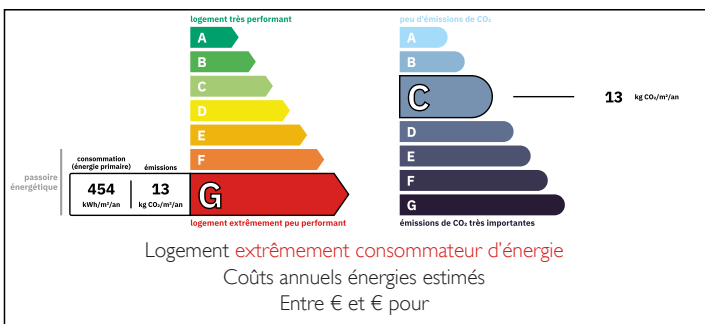
## IN BRIEF

This pretty cottage is walking distance to one of the best restaurants in the area.

On the ground floor are a large lounge 33m<sup>2</sup> and wood stove, Dining room 19m<sup>2</sup> and a Kitchen 20m<sup>2</sup>. There is also an additional room currently used as a wood store 22m<sup>2</sup> which could be changed into whatever you want.

On the first floor is the master bedroom with ensuite shower room and wc 46m<sup>2</sup>. Two further bedrooms 21m<sup>2</sup> and 15m<sup>2</sup> and a family shower room with wc. There is a small terrace at the rear of the house and a short walk will take you into the beautiful Charente countryside

## 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

Set in the heart of a lovely Charente village, opposite the church and a short walk from a Superb restaurant this cottage will make the perfect 'lock up and leave' holiday home.

Through the front door and a couple of steps lead down into the entrance hall. To the right is a spacious Lounge with Wood stove and windows to the front and back.

To the left of the entrance is the Dining room 19m<sup>2</sup> and to the rear of the house is the good size kitchen 20m<sup>2</sup>.

Off the dining room another door leads into a further room 22m<sup>2</sup> currently used as a storeroom/woodstore but could become a further reception room/office if required.

Stairs from the hallway lead to the first floor where you will find the master bedroom above the lounge with an ensuite shower room with wc 46m<sup>2</sup>. There are two further bedroom 21m<sup>2</sup> with a 'feature' granite fireplace and 15m<sup>2</sup>, there is a family shower room and large landing at the top of the stairs.

Out the back of the house is a terraced area running most of the length of the house 14metres and comfortably wide enough for table and chairs or a BBQ space.

This really is a great opportunity to become the next proud owners of a lovely property

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

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES