

Pretty renovated 3 bed character house with a sunny terrace & a charming garden



INFORMATION

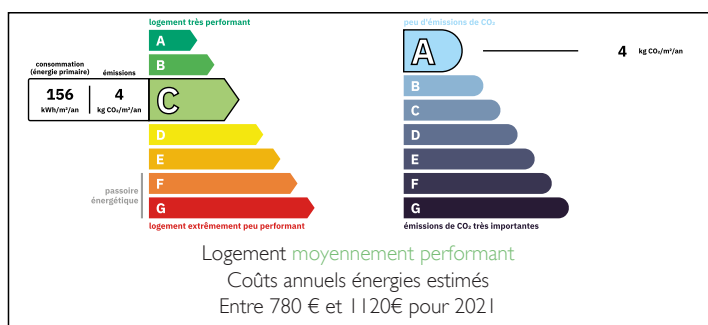
Town:	Chassenon
Department:	Charente
Bed:	3
Bath:	1
Floor:	130 m2
Plot Size:	452 m2

IN BRIEF

Situated in a small hamlet 5 km from the Chateau town of Rochechouart am 3km from the village of Saillat that boasts having a train station.

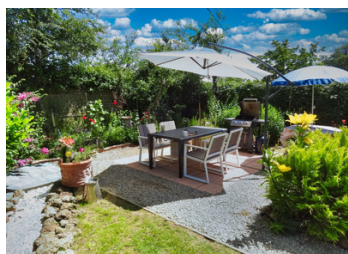


ENERGY - DPE



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

A gated sunny courtyard welcomes you to this pretty character home, an ideal main or second residence.

GROUND FLOOR

Kitchen (21m²) with a woodburner and staircase to bedroom 1

Bathroom & utility (7.9m²) Shower, wc, basin & washer/dryer

Dining room (12.48m²)

Cosy living room/snug (17.27m²) with woodburner

Large living room (26.9m²) with woodburner and staircase to beds 2 & 3

FIRST FLOOR

Bedroom 1 (18.8m²)

Bedroom 2 (15.44m²)

Bedroom 3 (13.6m²) with shower and basin

WC (1.5m²)

To the side of the house is a workshop (21.78m²) that has a concrete floor and a spacious attic space above.

The garden is on the opposite side of the road to the house (it is a quiet country road) and also provides a large gravel parking area for at least 2 cars.

The garden provides ample space for sunbathing, growing vegetables and outside dining.

*Mains drainage

*Woodburners

*Double glazing

*Renovations during past 10 years including roof/electrics/plumbing/chimneys

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

LOCAL TAXES

Taxe foncière: 990 EUR

Taxe habitation: EUR

NOTES