

Hamlet house, 85m with two bedrooms, out buildings and garden, near to Charente lakes, lots of potential.

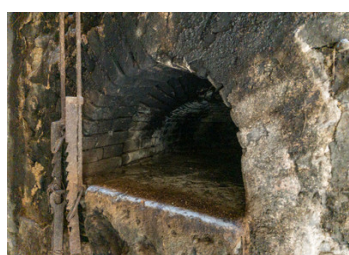
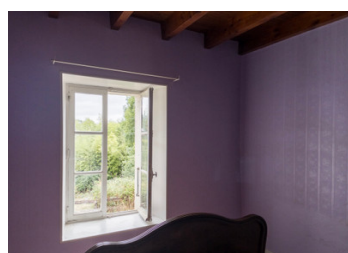
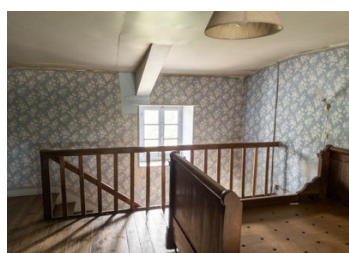


## INFORMATION

Town:	Saint-Quentin-sur-Charente
Department:	Charente
Bed:	2
Bath:	1
Floor:	85 m2
Plot Size:	1350 m2

## IN BRIEF

Two bedroom house in a quiet setting, immediately habitable, very near to the Charente Lakes for swimming, canoeing, fishing and country walks. Large outbuildings with great potential for renovation, a period bread oven and cob and timber dwelling. Near to Pressignac with Post Office, a restaurant, and occasional music venue, vending machines with local produce, and fishmonger weekly visits.



## ENERGY - DPE

DPE not required.

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

Ground floor living room 19 m<sup>2</sup>, bedroom 9 m<sup>2</sup>, kitchen 7.5m<sup>2</sup>, wc and shower room 8m<sup>2</sup>, pantry 15m<sup>2</sup>.

Upstairs a large bedroom of 27m<sup>2</sup>.

Barn 56m<sup>2</sup> with height of 6m

Barn 2 total size of 193 m<sup>2</sup>, incorporating a dwelling in cob and timber of 22 m<sup>2</sup> with a traditional bread oven.

Water and electricity on site, fosse septique. Living room wood fire insert none functional.

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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 foncière: 347 EUR

Taxe habitation: EUR

## NOTES