

"UNDER OFFER" A detached, 3 bed family home, on the outskirts of the market town of Champagne Mouton.



INFORMATION

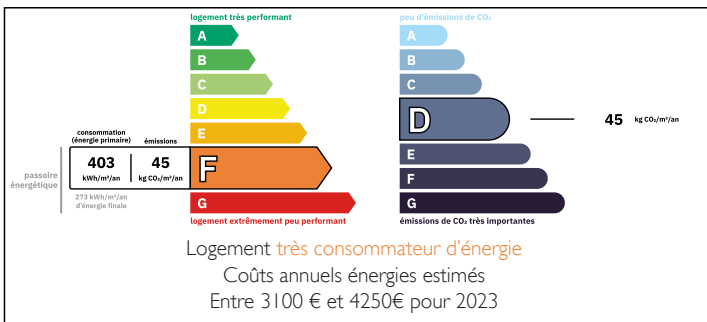
Town:	Champagne-Mouton
Department:	Charente
Bed:	3
Bath:	1
Floor:	78 m2
Plot Size:	1980 m2



IN BRIEF

A modern property with living accommodation on one level and a large basement (same footprint as house) which incorporates a garage. The property is located in the market town of Champagne Mouton, near the to the larger town of Ruffec.

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

The property is entered via a hallway, off with stairs leading to the attic space. There is a W.C. And shower room. A fitted kitchen with stairs leading to the basement/garage. A large, bright living/dining room of approx. 38m², with a pellet stove. There are three double bedrooms, one with built in wardrobe. The large basement has the same "footprint" as the main house and incorporates a garage, boiler-room and storage. There is plenty of scope to change this space to create additional accommodation, studio or workshop as may be required. Outside there is a fenced garden approximately 1900m², mainly laid to lawn with established shrubs and trees.

The property will require decorating throughout and some TLC. It is in a great location and ready to move straight into and start decorating!

The property benefits from gas fired central heating, double glazing throughout and mains drainage.

In greater detail:

Kitchen: 11.5 m²,
Hallway with stairs to attic, With the potential to add a room.
Lounge/diner: 38 m²,
Bed 1: 11 m²,
Bed 2: 10 m²,
Bed 3 8.5 m²,
Shower Room: 3 m²,
W.C. 2m²,
Basement with garage and gas central heating boiler 78 m²,
Attached garden

LOCAL TAXES

Taxe habitation: EUR

NOTES