

Ideal French rural property with enclosed garden and barn

EXCLUSIVE

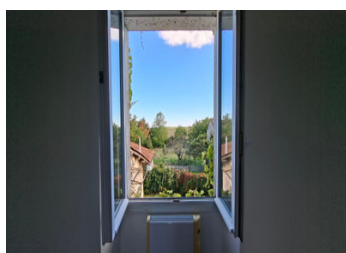
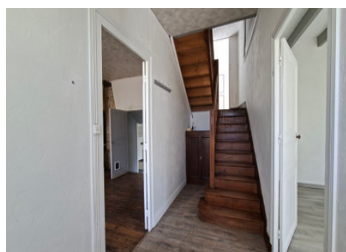


INFORMATION

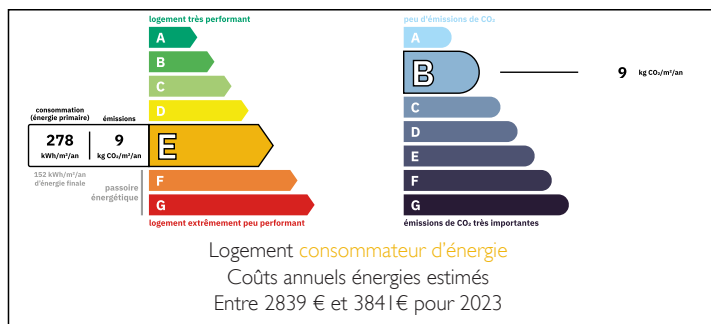
Town:	Lonnes
Department:	Charente
Bed:	2
Bath:	1
Floor:	147 m2
Plot Size:	400 m2

IN BRIEF

Pretty French house within easy distance of main towns of Angouleme, Ruffec and Mansle. Spacious traditional accommodation with potential to extend. Private enclosed garden. Recently installed septic tank and double-glazing. Large bathroom and fitted kitchen. Two, potentially three bedrooms.



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: 1082 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The pedestrian gate and garden path leads you to the front of the house.

Ground Floor

Entrance 8m²

Living Room 24.36m², double aspect with open fireplace

Dining / Living Room 24.25m² with wood burner which may not conform (sold as seen)

Conservatory 8m²

Steps down to Kitchen 16.62m², fully fitted. Double glazed door to exterior back garden and door to outbuilding

First Floor

Stairs lead from main entrance to landing which serves

2 large bedrooms (24m² and 18m²), one with outside balcony

Office 7m²

On the half-landing is a Very large Bathroom 16m² with airing cupboard, bath, separate shower and WC

The outbuilding attached offers storage space and part of which used to be an old workers cottage on one level with ancient feature fireplace and 'potager'

Outside is a lovely private garden which can be accessed to front, side and rear of the house with a private parking area. There is a recently installed septic tank for drainage which is said to conform. Cellar under main part of house.

This is a beautiful bijoux ensemble, not to be missed and at a great price ! Don't misse out.

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