

Newly renovated one bedroom house with big barn to convert



INFORMATION

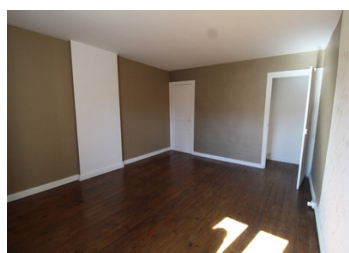
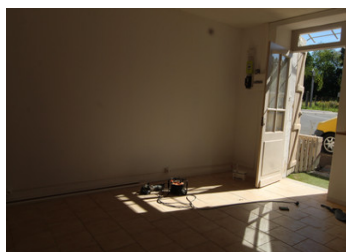
Town:	Exideuil-sur-Vienne
Department:	Charente
Bed:	1
Bath:	1
Floor:	46 m2
Plot Size:	0 m2

IN BRIEF

Welcome to this lovely little house of approximately 46m², (with an additional barn 95m² waiting to be converted if required) perfectly located in the heart of the pretty village of Exideuil-sur-Vienne.

With a bakery, pharmacy, restaurant, post office, and a school all within walking distance

A general store is being built just a few doors away which is due to open this year and will provide for most day to day requirements. This is a great opportunity to be part of a vibrant village with a very friendly feel..

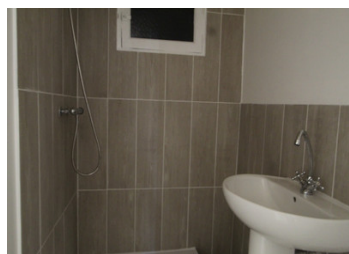


ENERGY - DPE

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

What are you waiting for !

Just 5Km from Chabanais with Supermarket, doctors, bars etc and less than 25km from Limoges, this is a perfect opportunity to start enjoying life in a lovely french village which also has its own amenities.

There is river running through the middle of the village with a camp site on one side with its own restaurant and canoe hire. Additionally there Tennis courts in the village if you fancy picking up a racket ! The recently renovated cottage has double glazing and mains drainage. On the ground floor is an open plan Kitchen/dinner/lounge area 22m2 with a modern shower room and wc. There is also access to the adjoining barn 95m2 which will make a great addition if converted.

On the first floor is the bedroom with the same footprint as the ground floor.

The house is only 18Km from Confolens and 40 from Angoulême.

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