

Ecologically renovated house in quiet hamlet with garage, workshop and large enclosed garden

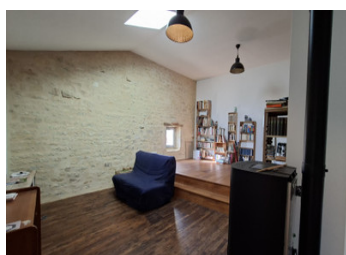
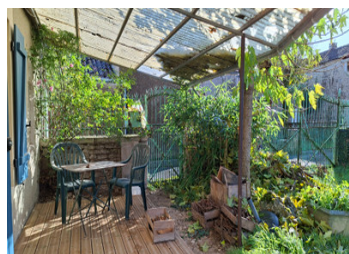


INFORMATION

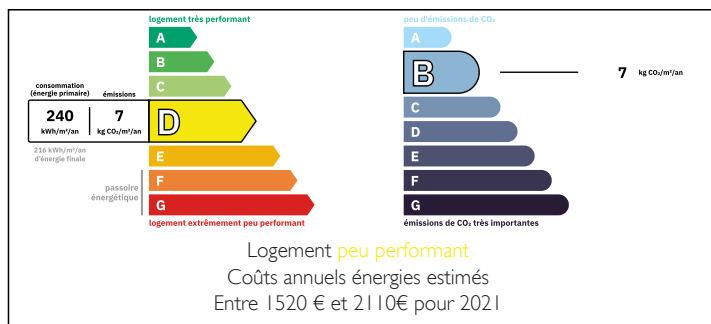
Town:	Luxé
Department:	Charente
Bed:	3
Bath:	1
Floor:	152 m2
Plot Size:	1223 m2

IN BRIEF

This quirky house is cosy and environmentally friendly quality wood flooring and exposed stone walls. The rooms are large, bright and have retained many original features but have a contemporary feel. The wild garden is full of interesting nooks and useful spaces with fruit trees and an area for the vegetable garden. If you need a garage or workshop space, look no further, plenty of room here. The property is within 3 kms of Luxé railway station with services to Angouleme, Bordeaux and Paris. The market towns of Mansle, Ruffec and Aigre are all close by. Walking and river nearby.

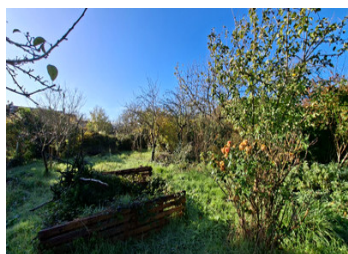
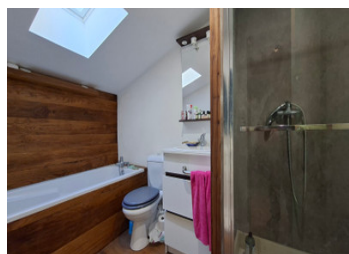


ENERGY - DPE



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: 1461 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Expect some finishing and decoration to do but all in all this is a sound well thought out renovation.

Entrance from covered terrace directly into Main Living Space of approx 54m². On two levels with some exposed stone and mix of wood and tiled flooring. Scandinavian wood burner offering exceptional and efficient heating. This room is open plan to

Kitchen 10m² with door to exterior

Laundry Room and Pantry 6m²

Also on the ground floor is a large Bedroom 16.67m²

Stairs from the main living room lead to

First Floor

Landing leading to Bathroom with WC, bath, shower and sink

Bedroom / Office 8m²

2nd Living Room or Music Room 30m², again on two levels and with pellet burner

Bedroom 14.5m²

Bedroom or store room 15m²

Outside

Extensive courtyard and natural garden with many mature trees ready for creative gardeners to re-tame and exploit

Garage 35m² with double doors plus Workshop space of 11.5m² and bike shed 12m²

Wood store at the top of the garden.

This property has much to offer and discover - it just needs someone to re-love it and enjoy.

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