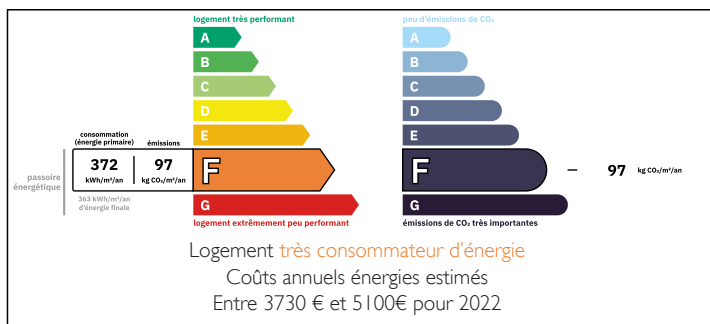


Charming stone Village House UNDER OFFER



ENERGY - DPE



INFORMATION

Town:	Édon
Department:	Charente
Bed:	2
Bath:	1
Floor:	73 m2
Plot Size:	1336 m2

IN BRIEF

Fantastic opportunity to own a real country cottage set in a beautiful village close to all amenities. Lovely stone building with original features, Property set in an elevated position with a large flat garden and parking. Villebois Lavalette 5 mins drive which is a vibrant small town, plus a friendly Saturday market selling local produce, pretty cafe and good restaurants. This Bijou Cottage is ideal as a holiday home or family living.

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

Authentic and charming stone cottage, Main entrance leading into a bright and sunny kitchen/snug with an open fire place and original features. Kitchenette and bathroom.

Large sitting room with access to outside bbq and courtyard.

Upstairs are two large bedrooms and a spacious landing.

The property has Gaz central heating and a fully operational fosse. Lovely flat partly walled garden with parking areas, garden sheds planted with trees and shrubs.

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

LOCAL TAXES

Taxe foncière: 525 EUR

NOTES