

OPEN TO OFFERS ! Property with three bedrooms, barn, storage and large garage, Charente.

EXCLUSIVE



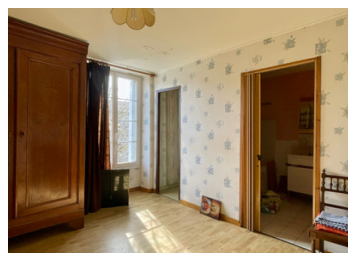
INFORMATION

Town:	Bessé
Department:	Charente
Bed:	3
Bath:	1
Floor:	123 m2
Plot Size:	345 m2

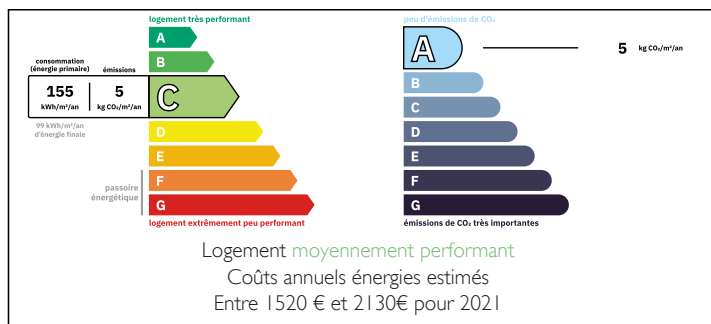
IN BRIEF

Situated in the heart of the Charente in a peaceful village.

The property would benefit from modernisation but can be lived in straight away. Both the property and barns face into the courtyard, making a secluded area.

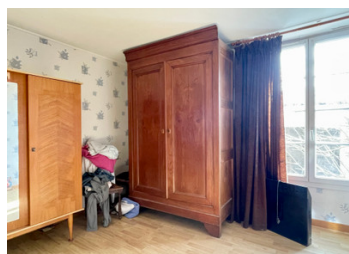


ENERGY - DPE



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: 1071 EUR

NOTES

DESCRIPTION

The entrance to this home is through double gates and into an enclosed courtyard. Original stone steps lead to the entrance into a large kitchen diner, behind which is a room which could be integrated into the kitchen to give a large family space.

The kitchen has a wood burner fire, air pump heater, tiled floor.

Steps to the right lead to two bedrooms and a shower room.

Steps to the left lead to the lounge with a fireplace. Through to a bedroom, ensuite bathroom and separate WC.

Outbuildings

Beneath the property storage 42m2

Barn 21m2

Garage with double entrance to the road and into the courtyard, 48m2

House Measurements -

Kitchen 24m2

Room behind 15.7m2

Steps to the right lead to ...

Bedroom One 13.61m2

Bedroom Two 13m2

Shower room with Shower, WC and single sink 6m2

Steps to the left of the kitchen lead to...

Lounge 23.5m2

Bedroom Three 12.6m2 en suite 5m2 and separate WC 1m2

Other information

Double glazing

Fibre is available in the village

Heating is via a heat pump and wood burner

Good energy report for the property, the house is being cleared and will be ready for a new occupant

Information about risks to which this property is