

Charming detached 3 bedroom village house with lovely private courtyard garden



INFORMATION

Town:	Abzac
Department:	Charente
Bed:	3
Bath:	3
Floor:	132 m ²
Plot Size:	168 m ²



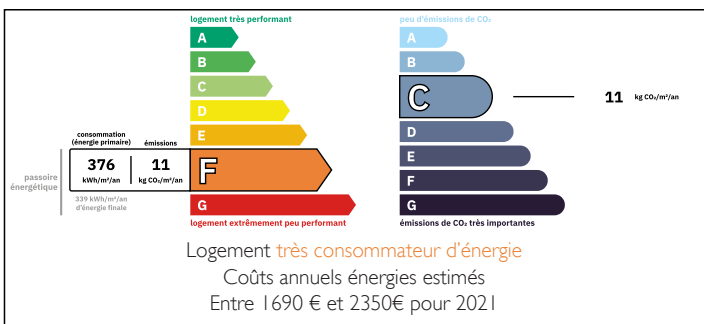
IN BRIEF

Located in the centre of a small rural village is this attractive and well-maintained 3-bedroom village house. The house comprises: on the ground floor, a living room, an open-plan kitchen/dining room, and a laundry room with toilet. Upstairs, there are three bedrooms, all with en-suite shower rooms.

The village has a small supermarket open 24/7 and is only 14 km from the beautiful medieval town of Confolens, where you will find all the amenities and services you need. Limoges Airport is a 45-minute drive away.

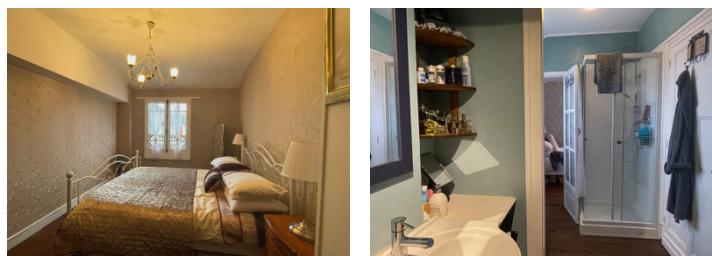
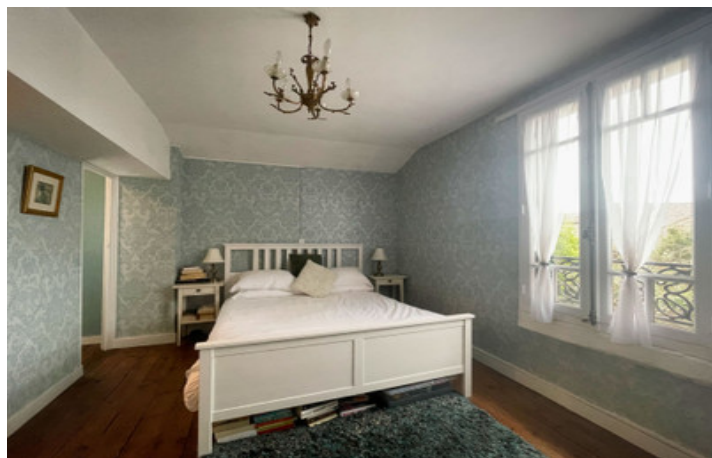
Ideal as a family home, holiday accommodation, gîte or a rental investment. The property was formerly set up as a little bed & breakfast with 2 letting rooms.

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.



DESCRIPTION

The layout is as follows.

Ground floor.

Kitchen/dining room (29 m²) with fireplace fitted with a wood-burning stove.

A door opens to the ground floor toilet, which also houses the washing machine.

A door opens to the sunny courtyard, an ideal place for outdoor dining or relaxation, but requiring very little maintenance.

Living room (29 m²) with fireplace equipped with a wood-burning stove.

First floor.

Bedroom 1 (18 m²) with en-suite shower room (4 m²)

Bedroom 2 (15 m²) with en-suite shower room (6 m²)

Bedroom 3 (12 m²) with en-suite shower room (3 m²)

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