

Delightful Stone property with large enclosed garden and 4 bedrooms



EXCLUSIVE

## INFORMATION

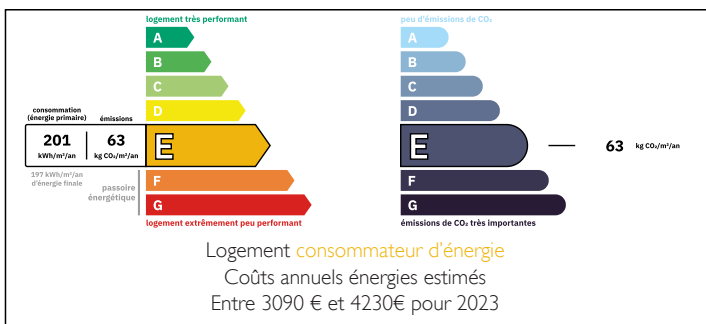
Town:	Luxé
Department:	Charente
Bed:	4
Bath:	1
Floor:	120 m <sup>2</sup>
Plot Size:	1286 m <sup>2</sup>

## IN BRIEF

This pretty traditional village house perched high on a hill offers 4 bedrooms and a lovely spacious garden on 2 levels with fruit trees. Hardstanding for above ground pool. One of the regions best known quality restaurants within 3kms is within walking distance and next to the local railway station offering rail transport to Bordeaux and Paris. Value for money for this rare gem of a property.



## 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

From the terrace with awning there is a double-glazed door leading into the Fitted Kitchen 11.52m<sup>2</sup>, Swing door to: Living Room 28m<sup>2</sup> with fireplace and double-glazed door to exterior. Staircase to Bedroom 11m<sup>2</sup>, wood floor

Back to ground floor and from the kitchen is a corridor leading to Shower room 5m<sup>2</sup> with sink, shower and WC Bedroom 8.75m<sup>2</sup> with view to rear of house Store cupboard 2 Steps from corridor to back hall with stairs Laundry/Boiler room 9.6m<sup>2</sup> Ground Floor Bedroom 17.46m<sup>2</sup> Upstairs Bedroom 24m<sup>2</sup>

### Outside

There are double gates from the street side leading into the lower garden - a sun trap for those glorious French lazy days!! There is a small shed for the oil tank and garden tools

The price for this property reflects that the septic tank does not conform but is fully functional

Upper garden level via steps where there are mature trees and bushes including fruit trees. Here you will also find an above ground wood framed pool but the liner is likely to need replacing. The hardstanding was created for the pool and has a small lean-to for the pump equipment.

This house is located at the edge of a quiet hamlet next door to open fields and looms high above the Charente valley. Shops and amenities plus the region's best known restaurant are within just a few kms. Holiday home or permanent home, this has everything at a very reasonable price.

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Information about risks to which this property is

## LOCAL TAXES

Taxe habitation: EUR

## NOTES