

A beautiful property hidden away in a quiet location with countryside views. Well maintained garden



INFORMATION

Town:	Val-d'Auge
Department:	Charente
Bed:	4
Bath:	4
Floor:	295 m2
Plot Size:	3174 m2

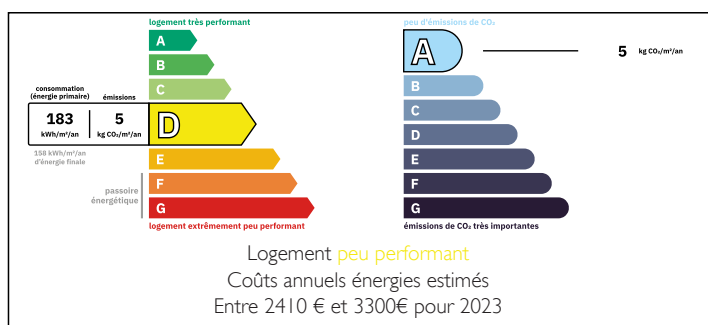
IN BRIEF

This lovely property is set in a quiet hamlet within 15 minutes of all amenities in Aigre and Rouillac. The area is countryside, a great place for walking and cycling.

Each home is well-equipped for a family use and the large garden to the rear looks out to the countryside, whilst the front garden has a host of mature shrubs and a covered sitting 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 habitation: EUR

NOTES

DESCRIPTION

In more detail :

The first part of the house is the newly restored modern home, it's fully insulated, double-glazed and has a large open-plan space with the fitted kitchen, dining area and sitting area. Double sliding doors look out to the south facing front garden.

A further room from the kitchen is a games room but could be a sitting room with double sliding doors to the side of the property.

The owners have used the light in the kitchen to good effect by adding a balcony landing on the first floor where there are two main bedrooms, one with an en-suite bath / shower room. A third room, used as a bedroom but could be an office.

The properties are joined but the utility area off which is a shower room.

The second part of the property is the older style with stone walls and double glazing. The open-plan kitchen diner has sliding doors leading to the garden. The lounge has a wood burner fire and entrance. On the first floor is a large landing, two bedrooms and a shower room.

The gardens to the front are fully planted, and the rear garden is laid to lawn

There is a storage area and a covered terrace area.

Dimensions

First home - modern

Open-plan kitchen / diner / sitting area 68m2 (including a store area)

Games room / Lounge 20m2

On the first floor - Bedroom 11m2 with a bathroom of 6m2

Bedroom 9m2

Shower room 6m2

Room (11m2 including low...