

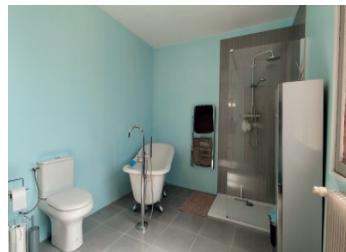
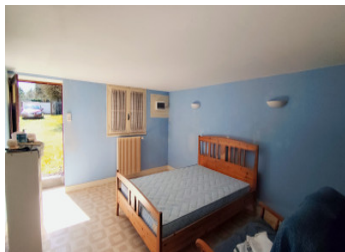
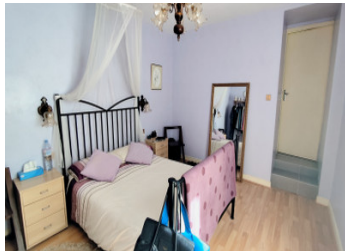
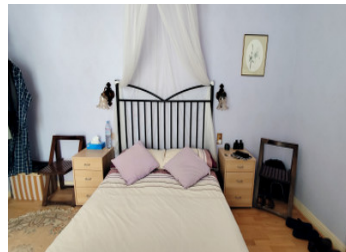
A delightful 3-bedroom village house, including an independent bedroom with its own ensuite W.C.



EXCLUSIVE

INFORMATION

Town:	Aunac-sur-Charente
Department:	Charente
Bed:	3
Bath:	3
Floor:	98 m2
Plot Size:	3380 m2



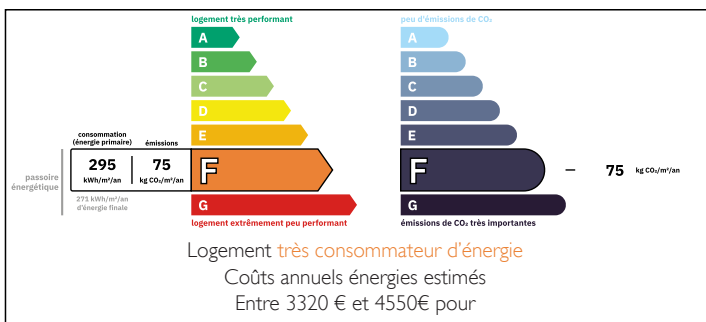
IN BRIEF

The property offers a warm and comfortable living room incorporating a dining area and a corner fitted kitchen. French doors open onto a balcony, creating a bright and inviting space. From the living room, there is access to two bedrooms, each with their own ensuite bathrooms, both equipped with a bath and shower. There is a cellar beneath the main house, accessed from outside.

The property benefits from oil fired central heating. Outside, there is an independently accessed bedroom with an ensuite W.C., offering the potential to be converted into a self-contained studio apartment.

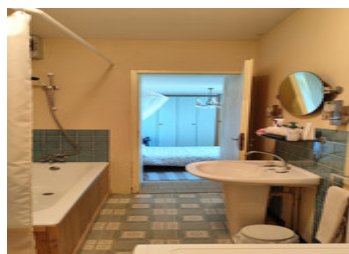
There is an attached barn, a large garage, an old house for renovation and a barn. There is a garden to the front and rear of the property offering views across the countryside.

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

In greater detail

Sitting room incorporating a Corner kitchen and dining area with French doors opening to a balcony, 33m².

Bedroom1 with window to the front, 14.5m² and a large ensuite bathroom of 11.5m², with walk in shower and bath.

Bedroom2 with rear garden and views of the open countryside, 10.5m² and a large ensuite bathroom with walk in shower and bath, 7m².

Bedroom3 with independent access and ensuite W.C. 22.5m²

Cellar, 33m²

Outside:

Large garage with concrete floor and housing the oil-fired central heating boiler and the hot water tank, 41.5m²

Barn/old stable, 23m².

Original house to renovate, 34m².

2nd Barn, 28m².

Courtyard and front garden with double gates access for parking and rear garden with countryside views, 3400m².

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

LOCAL TAXES

Taxe foncière: 1146 EUR

Taxe habitation: 778 EUR

NOTES