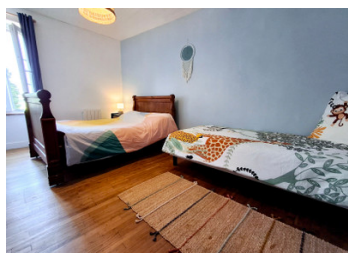


3 Bed, 1 bath, semi detached house with separate studio/gite, or expansion potentiel and lovely garden.

EXCLUSIVE



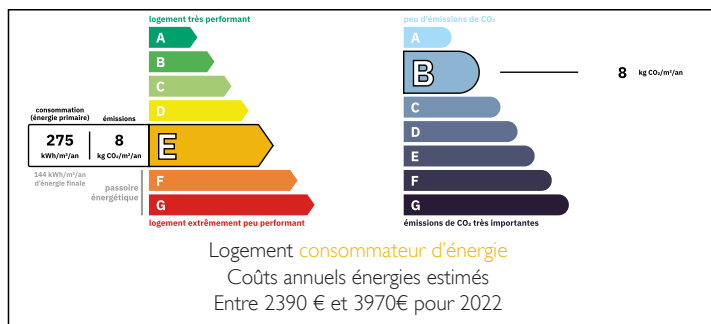
INFORMATION

Town:	Terres-de-Haute-Charente
Department:	Charente
Bed:	3
Bath:	1
Floor:	125 m2
Plot Size:	502 m2

IN BRIEF

This brightly lit 3 bedroom house has original charming features with modern decor. It sits facing beautiful countryside views and enjoys a private terrace, patio with BBQ and a lawned garden.

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

You first walk in to the large kitchen diner, with ample space for daily life and entertaining. The wood burning stove is an attractive feature and sits in the original fireplace. The solid chestnut stairs lead from the kitchen to the 2 large bedrooms, on the first floor.

To the left off the kitchen we find the beautiful living room with a marble, open fireplace and original wooden parquet floor. There is a games room off the living room which could be a 3rd bedroom and the bathroom is next door.

We have a door from the lounge, opening out on to a balcony, giving a stunning landscape view.

When leaving the kitchen you are met with a large terrace and BBQ patio area which leads through a floral & stone archway to the lawn and flowered beds.

LOCAL TAXES

Taxe foncière: 569 EUR

Taxe habitation: 345 EUR

NOTES

There is easy scope within the house itself to add a fourth bedroom with ensuite, on the ground floor. This can remain separate as a Gite, which has its own entrance door, or as part of the family home. The current owners utilise this space as a laundry room. There is also an outside toilet to the side of this room.

This lovely house has the feel and all the benefits of being a detached property as it only meets its neighbour, at the rear. It really is a, 'must see'!

Dimensions;

Kitchen/diner - 33m²

Living room 20m²

Bed 1 - 15m²

Bed 2 - 13m²

Bed 3 - 9m²

Bathroom- 4m²

Utility room - 30m²

This listing is...