

Stylish Riverside 4 bedroom Property on the Banks of the Charente

EXCLUSIVE



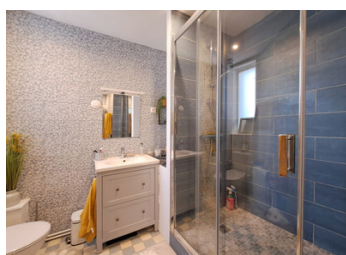
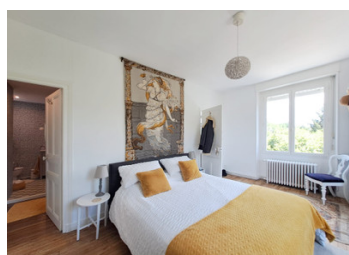
INFORMATION

Town:	Taizé-Aizie
Department:	Charente
Bed:	4
Bath:	2
Floor:	126 m2
Plot Size:	4618 m2

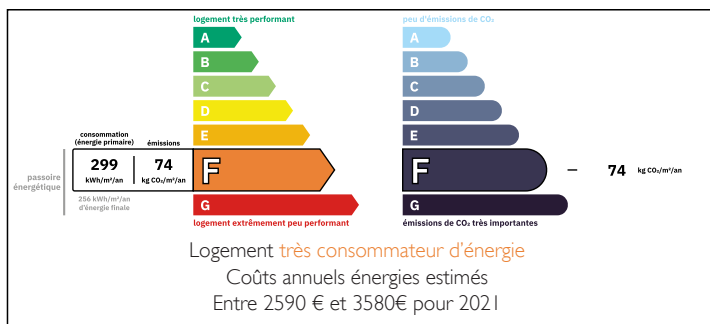
IN BRIEF

Occupying an exceptional riverside position directly on the banks of the River Charente, this beautifully renovated four-bedroom property offers a rare opportunity to enjoy life beside the water.

The property benefits from direct riverside access, making it particularly appealing for fishing, canoeing, kayaking and other water-based activities. The peaceful setting, attractive river views and natural surroundings create an idyllic environment for those seeking a permanent home, holiday residence or riverside retreat.



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: 1112 EUR

NOTES

DESCRIPTION

Ready to move into and stylishly renovated, the house comprises a welcoming living room, a well-appointed kitchen and four comfortable bedrooms. A spacious attic offers excellent further potential and could, subject to the necessary planning permissions, be converted to create an additional two bedrooms and a bathroom.

Although surrounded by the tranquillity of the Charente countryside, the property is within easy reach of the bustling market town of Ruffec, offering shops, restaurants, schools, services and transport connections.

The property is adjoining another building at the rear.

A distinctive and highly desirable Charente riverside property, combining comfortable modern living, direct access to the river and exciting potential for additional accommodation.

The ground-floor living areas include a spacious 25 m² living room and a 22 m² kitchen.

There are four bedrooms:

Bedroom 1: 16 m², with an adjoining shower room

Bedroom 2: 18 m², with an adjoining shower room

Bedroom 3: 16.6 m²

Bedroom 4: 14 m²

At first-floor level, the property also benefits from a balcony, providing an attractive outdoor space from which to enjoy the setting.

A substantial attic offers excellent additional potential and could, subject to the necessary planning permissions, be converted to create a further two bedrooms and a bathroom.

Information about risks to which this property is exposed is available on the Géorisques website :