

**UNDER OFFER** Well renovated 2 bedroom house with 2 barns, courtyards and pretty attached garden

**EXCLUSIVE**



## INFORMATION

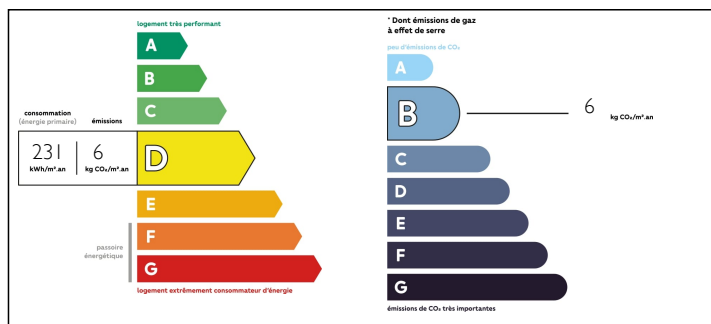
Town:	Chassenon
Department:	Charente
Bed:	2
Bath:	2
Floor:	99 m2
Plot Size:	750 m2

## IN BRIEF

Situated in a hamlet between Rochechouart and Chabanais, this lovely house is ready to move into. Kitchen, dining room, large lounge and shower room/utility room on the ground floor and 2 bedrooms, each with ensuite bathrooms on the first floor. Pretty courtyard in front with access to both barns. Garden at the rear with summer kitchen and above ground pool.



## 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 foncière: 257 EUR

## NOTES

## DESCRIPTION

### House

You enter into the dining room (19m<sup>2</sup>) with lovely, tiled flooring and log burning stove.

To the left is the large lounge (23m<sup>2</sup>), also with log burning stove and doors out onto the courtyard.

To the right is the kitchen (8m<sup>2</sup>), with fitted units and appliances.

Up a couple of steps in the utility room/shower room (5m<sup>2</sup>).

On the first floor you have a central landing (4m<sup>2</sup>) and then 2 large double bedrooms (16m<sup>2</sup> & 20m<sup>2</sup>), both showing off the full height ceilings, and wooden structure of the roof and both with ensuite bathrooms.

### Outside

Pretty, gravelled courtyard in front of the house.

Small stone barn (21m<sup>2</sup>) attached to the house

2nd stone barn (88m<sup>2</sup>) at the right angle, with power connected

Summer kitchen at the rear of the house, leading to a lovely sitting area and then the garden, which includes an above ground swimming pool.

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