

Charming stone village house. 2 bedrooms. 2 bathrooms and WC. Garden and outbuilding. Near Mansle.



INFORMATION

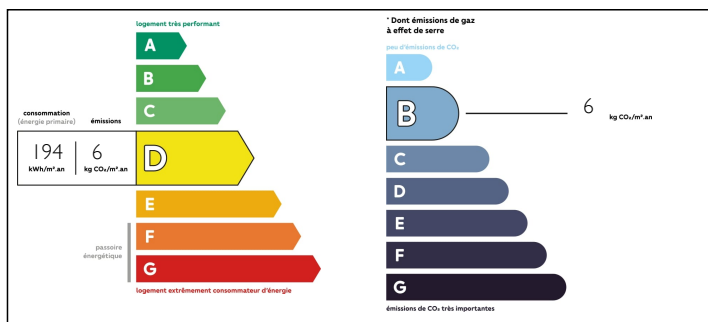
Town:	Cellettes
Department:	Charente
Bed:	2
Bath:	2
Floor:	86 m2
Plot Size:	1314 m2

IN BRIEF

Only 5 minutes from Mansle, this house is both charming and comfortable: wooden floors, exposed beams, double glazing throughout, open plan kitchen, two bedrooms (each with en-suite shower room), living room with wood burner. There is also a garden and a nice plot of land (level, to be developed). The house has a small outbuilding/barn ideal for creating a workshop, a nice storage space or any other project. An ideal house for a first investment, to have a pied à terre in the Charente or a rental investment.



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

ON THE GROUND FLOOR

- * Fitted open kitchen: tiled floor, exposed beams; 14.3 m².
- * Dining room: parquet floor and exposed beams; 12 m².
- * Living room: fireplace with wood stove, parquet floor, exposed beams; 22 m².

FIRST FLOOR

- * Bedroom 1 with cupboard/dressing room: parquet floor; 15 m and its private bathroom: WC, washbasin, shower; 3 m
- * Bedroom 2: parquet floor; 15 m and its private bathroom: bath, shower, WC, a basin; 7.6 m

* GARDEN

- * BARN (with WC, water and electricity)

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

NOTES