

Charming collection of : 2 bed village house with walled garden, garage and separate cottage for renovation.

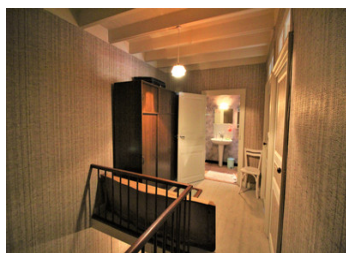
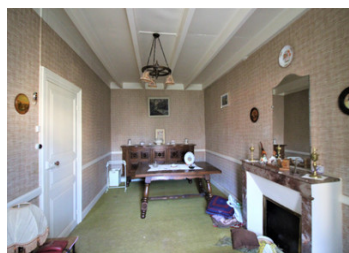
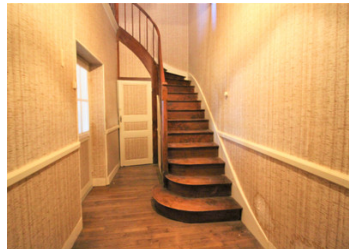


INFORMATION

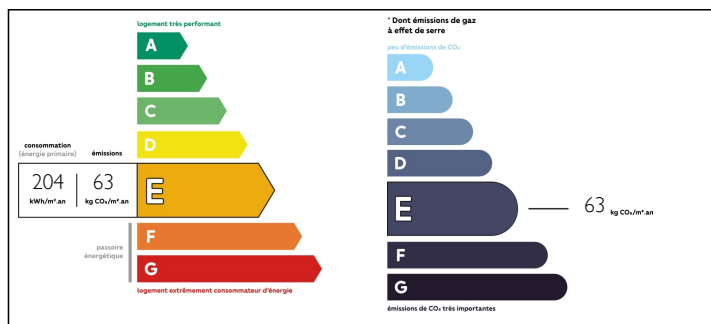
Town:	Ébréon
Department:	Charente
Bed:	2
Bath:	1
Floor:	86 m2
Plot Size:	550 m2

IN BRIEF

This charming collection of properties, comes with; A two-bedroom house, garage, workshops, walled garden and an additional cottage (to be fully renovated). There are general upgrades to be expected at the main property, to bring the property into modern standards. The property benefits from oil central heating and a new conforming sanitation system (fosse septic). This traditional collection of properties is ideally situated in a small village between Tussan, Aigre and St Fraigne. This property comes with the potential to extend the living accommodation, i The property will require upgrading but benefits from oil central heating, conforming sanitation, a courtyard garden with private parking.



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

This delightful Charente stone house would make an ideal holiday home or a permanent residence.

Ground floor - Kitchen 16.87

Ground floor - Dining room 17.02

Ground floor - Clearance 10.05

1st floor - Landing 7.64

1st floor - Bedroom 15.73

1st floor - Bedroom 2 15.73

1st floor - Bathroom 3.64

This property is ideally situated a short drive to the thriving market town of Aigre with shops, bars and restaurants. Angoulême is around 40 minutes away, with airports and rail links.

LOCAL TAXES

Taxe foncière: 600 EUR

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

NOTES