

**OFFER ACCEPTED - Beautiful detached house 4 bedrooms, 2 bathrooms - Carport - Garden 7,874m - Outbuildings**



## INFORMATION

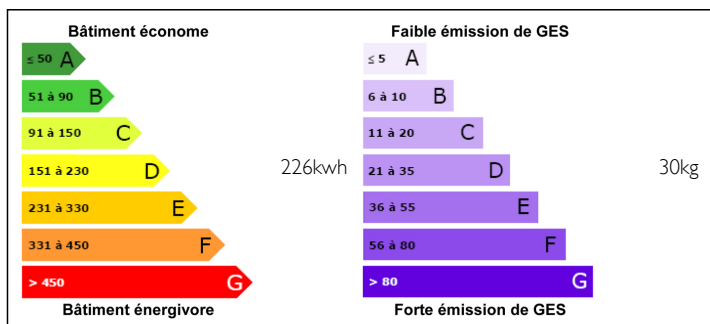
Town:	Touvérac
Department:	Charente
Bed:	4
Bath:	2
Floor:	153 m <sup>2</sup>
Plot Size:	7874 m <sup>2</sup>

## IN BRIEF

Great opportunity to acquire this charming, tastefully renovated 1930s house on an enclosed and mature garden of 7,874m<sup>2</sup> with a small stream. Touvérac is a commune in the south-west of France, in the department of Charente. Located 1km from Baignes, 10 minutes from Barbezieux Saint Hilaire, 1 hour from Bordeaux. Composed of 4 bedrooms and an office, a shower room and a bathroom. 2 beautiful living rooms: a 21m<sup>2</sup> living room and a 31m<sup>2</sup> kitchen/dining room. Close to all shops, schools, doctors, weekly market and more. Double glazing Gas central heating, condensing boiler and 2 wood stoves Compliant septic tank Carport 3 outbuildings: workshop 27m<sup>2</sup>, storage room 17m<sup>2</sup> and greenhouse 66m<sup>2</sup> Cellar Well



## 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

FLOOR PLAN AND MORE PICTURES AVAILABLE ON REQUEST

### GROUND FLOOR :

Entrance hall: 9m<sup>2</sup>

Kitchen/ Dining room: 31m<sup>2</sup> - fitted kitchen.

Office: 9m<sup>2</sup> with "Godin" wood stove

Shower room : 4m<sup>2</sup> with a shower, a sink and a toilet.

Living room: 21m<sup>2</sup> with wood burning stove

Utility room: 5m<sup>2</sup>

### FIRST FLOOR:

Bedroom 1: 13M<sup>2</sup>

Bathroom: 6m<sup>2</sup> with bath/shower, sink and toilet

Bedroom 2: 16m<sup>2</sup>

separate WC

Bedroom 3: 15m<sup>2</sup>

Bedroom 4: 14m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: **695 EUR**

### OUTSIDE:

An entrance gate with a garden of 7,874m<sup>2</sup> surrounding the house with its fruit trees, shrubs and small stream.

Carport

Workbench of 27m<sup>2</sup>

2 outbuildings : 17m<sup>2</sup> and 66m<sup>2</sup>

Cellar

Well

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

## NOTES