

A well renovated 1 bedroom detached house with a large garden.

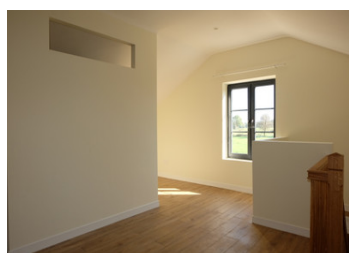


## INFORMATION

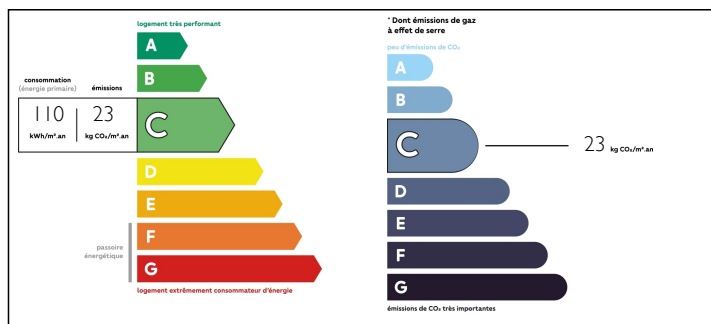
Town:	Chassiecq
Department:	Charente
Bed:	1
Bath:	1
Floor:	130 m2
Plot Size:	3522 m2

## IN BRIEF

This property has been recently renovated to a high standard and is "ready to move in".



## 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

The main entrance leads into a large, bright and airy lounge/dining room of approx. 40m<sup>2</sup>, with a feature fireplace. From the lounge there is a high-spec, fully fitted kitchen with a tiled floor and a door leading to the patio area and garden. An oak staircase leads from the kitchen to the first floor, where there is a large sitting area/office (also used as a second bedroom), a fitted bathroom with bath and a large master bedroom of 40m<sup>2</sup> with vaulted ceiling and exposed beams. This bedroom could easily be converted into 2 double bedrooms if required. The house has been finished to a high standard and includes double glazing throughout, gas fired central heating, a recently installed septic tank, carpets and curtains. Outside there is a patio with a small outbuilding and a large fenced garden, laid mainly to lawn, with a gravelled parking area and views over open countryside. The property is in a quiet hamlet, approx. 8km from the market town of Champagne Mouton.

Ground floor:

Living/dining room - 40 M<sup>2</sup>

Equipped kitchen - 25 M<sup>2</sup>

1st floor:

Bedroom/Landing area - 19 M<sup>2</sup>

Bathroom - 6 M<sup>2</sup>

Bedroom(s) - 40 M<sup>2</sup>

Garden - 3522 M<sup>2</sup>

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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