

**NEW PRICE** Spacious detached family home, enclosed garden, quiet rural location with access to country walking

**EXCLUSIVE**

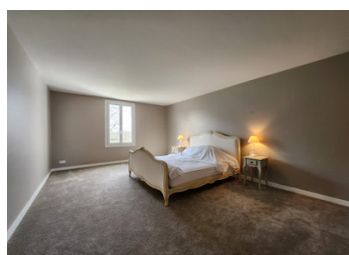
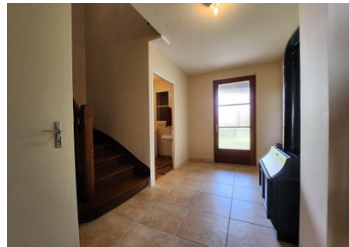


## INFORMATION

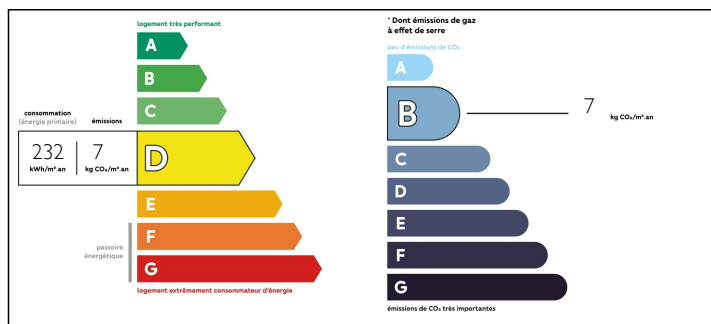
Town:	Aigre
Department:	Charente
Bed:	4
Bath:	1
Floor:	205 m2
Plot Size:	1014 m2

## IN BRIEF

This surprising 4 bed family home offers spacious light rooms on the edge of the countryside but only a cycle ride from Aigre. Views and enclosed garden with garages. Traditional French market towns accessible in each direction and La Rochelle only 90kms away. Perfect getaway or family home. All amenities within 2kms

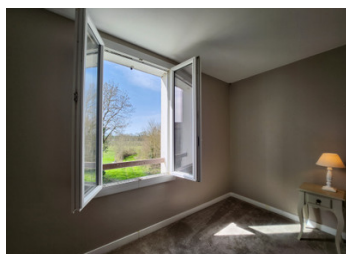


## ENERGY - DPE



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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.



## NOTES

## DESCRIPTION

The property is located at the end of a no-through road with walks directly onto the countryside. Country views all around the property.

There is an organic produce growing farm nearby, perfect for healthy living.

In brief the property has a driveway leading to a large garage

The front path leads up to the entrance door

Entrance 6.5m with large walk-in cloak cupboard of 3m<sup>2</sup>

Living Room 31.56m<sup>2</sup> with fireplace and insert woodburner, open plan to

Dining Room or Cosy of 22.5m<sup>2</sup>

Kitchen / Breakfast room 25.30m<sup>2</sup>

Second Hallway 9m<sup>2</sup> with door to exterior covered terrace of nearly 7m<sup>2</sup>

WC 3m<sup>2</sup> with washing machine and hand basin

Stairs to First Floor

Landing 15m<sup>2</sup> in L-shape leading to:

Master Bedroom 23m<sup>2</sup> with new double glazed window and new carpet

WC 3m<sup>2</sup> with hand basin

Separate large family bathroom 6.77m<sup>2</sup> - free standing bath, sink, large walk-in shower

Bedroom 12.96m<sup>2</sup> newly decorated

Hallway 7m<sup>2</sup> leading to 2 further bedrooms of 15 and 22m<sup>2</sup> in need of updating.

Access to attic space for storage

### Outside

The garden wraps around the property and has a second garage/workshop attached to the house. The house is located in a very private end of road situation and the garden is completely enclosed by fencing, perfect for keeping your 4 legged friends safe.

There is a bit of updating to do and the septic tank does not conform so will need replacing but all in all this will tidy up quickly and make a perfect family home in a great peaceful location.