

A charming & immaculate 2 bedroom house with large garden in a peaceful location near to Confolens



## INFORMATION

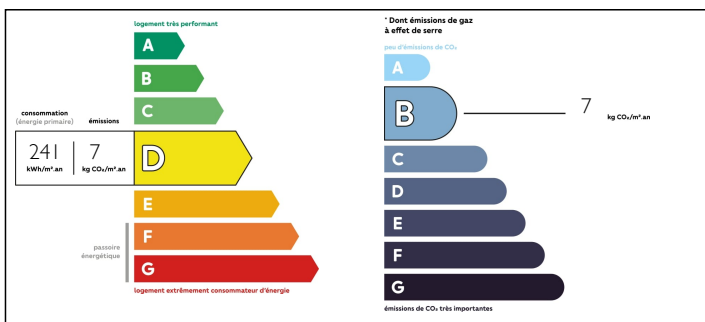
Town:	Saint-Maurice-des-Lions
Department:	Charente
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	3868 m2

## IN BRIEF

Situated between the towns of Confolens and Chabanais, this lovely, idyllic home nestled in the French countryside, offers a serene living environment. An ideal retreat for those seeking a peaceful lifestyle or a relaxing vacation away from the noise and stress of urban environments.



## 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.



## LOCAL TAXES

Taxe foncière: 581 EUR

## NOTES

## DESCRIPTION

A quiet country lane brings you up to the property. The gated driveway allows for parking for several vehicles plus a double car port.

### GROUND FLOOR

An open plan living space (33.3m<sup>2</sup>) with a traditional country style kitchen that includes a butler sink and electric/gas range cooker. The dining /sitting area features an exposed stone wall and a cosy wood burner. From here is a sitting room (13.6m<sup>2</sup>) then a hall with staircase to the first floor.

### FIRST FLOOR

Bedroom 1 (13.5m<sup>2</sup>) with exposed timbers and wooden floors.

Bedroom 2 (11.8m<sup>2</sup>) " "

Bathroom (10m<sup>2</sup>) featuring a freestanding bath, twin basins and wc

Office space at one end of the landing (7.2m<sup>2</sup>)

To the front of the house are 2 decked terraces, one having a pergola with pretty climbing wisteria and a wood burning stove if the evening is chilly.

The garden is of a generous size with another pergola half way up the garden, a young orchard and a vegetable garden.

A stone workshop of 17m<sup>2</sup> is attached to the side of the house.

\*Well insulated

\*Double glazed windows

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