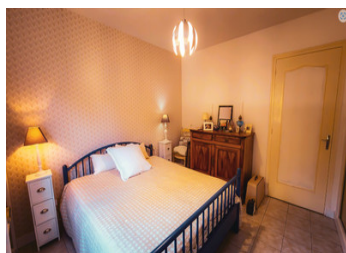
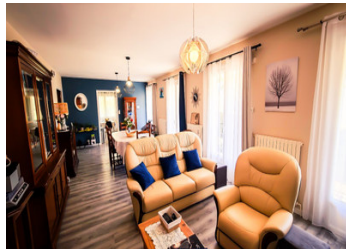


Beautiful single-story house near Ruffec.



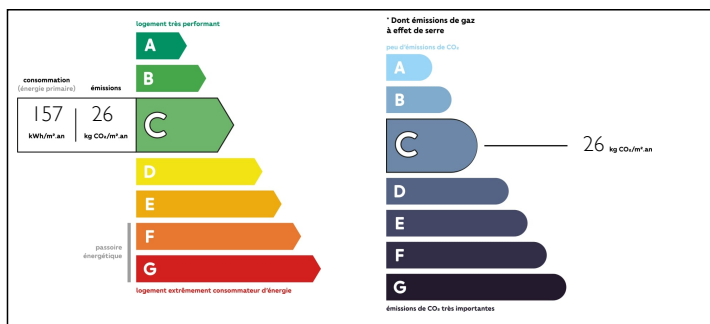
## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Condac   |
| Department: | Charente |
| Bed:        | 4        |
| Bath:       | 1        |
| Floor:      | 135 m2   |
| Plot Size:  | 1781 m2  |

## IN BRIEF

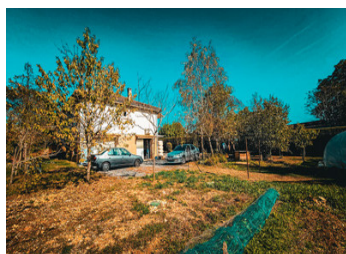
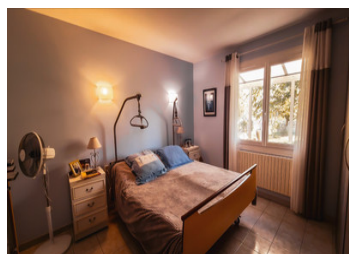
This single-story house is truly ready to welcome its new owners with good comfort. The interior of the house has benefited from recent renovations, including electrical upgrades, PVC double-glazed windows, a new boiler, and sewage improvements in 2021. These improvements ensure that everything works perfectly and provides modern energy efficiency. The attic insulation done in 2022 adds to the quality of life by maintaining a pleasant temperature inside the house all year round. Furthermore, the layout of the house is very functional with a fully equipped kitchen, a spacious living room, and comfortable bedrooms, not to mention the fourth bedroom in the basement, perfect for guests or versatile use. The 70 m<sup>2</sup> garage offers generous storage space, and the 1500 m<sup>2</sup> plot of land gives you the freedom to customize the exterior to your liking.

## 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 house consists of:

1 fitted kitchen: 16.56 m<sup>2</sup>  
Living / Dining Room: 40.07 m<sup>2</sup>  
Toilet: 2.19 m<sup>2</sup>  
Bedroom 1: 13.51 m<sup>2</sup>  
Bedroom 2: 13.64 m<sup>2</sup>  
Hallway: 1.8 m<sup>2</sup>  
Corridor: 10.92 m<sup>2</sup>  
Bathroom: 6.01 m<sup>2</sup>

## ON THE GROUND FLOOR

- 1 Bedroom/Office: 14.23 m<sup>2</sup>
- 1 double garage: 70 m<sup>2</sup>
- 1 laundry room: 14 m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: 1120 EUR

A fenced garden of 1500m<sup>2</sup>  
The boiler is new as of 2021.  
The septic tank is up to code.  
ADSL and Linky (electricity meter communication technology) are available.  
Double glazing on all windows.

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

## NOTES