

Pretty one bedroom cottage situated in a quiet hamlet near the village of Etagnac, Charente



## INFORMATION

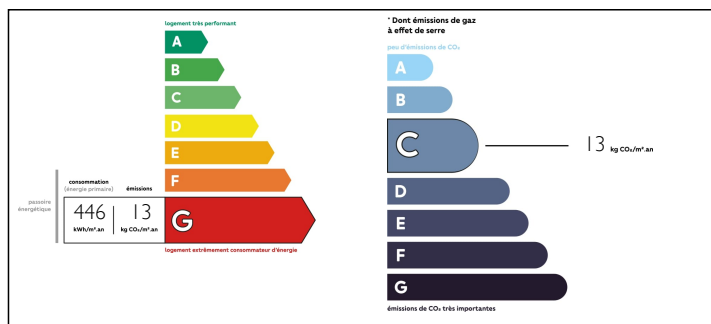
Town:	Étagnac
Department:	Charente
Bed:	1
Bath:	1
Floor:	68 m2
Plot Size:	303 m2

## IN BRIEF

A pretty and much loved hamlet house with a garden and outbuilding. An ideal holiday home or main residence.



## 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

### GROUND FLOOR:

Glass porch (4m<sup>2</sup>)

Living room/kitchen (25m<sup>2</sup>), open plan with fitted kitchen and woodburner with small office space (3.3m<sup>2</sup>) that the vendor uses for a guest bed.

Bathroom (8.2m<sup>2</sup>) with a bath, shower, basin & WC

Utility room (4.95m<sup>2</sup>)

### FIRST FLOOR:

Bedroom (26.6m<sup>2</sup>), a spacious character room with French doors opening on to a sunny balcony.

In front of the house is an enclosed terrace area, an ideal spot for a small table and chairs for your afternoon apéros!

Opposite the house is a garden with an outbuilding that's very useful as a woodstore and garden shed.

## LOCAL TAXES

Taxe foncière: 405 EUR

\*Mains drainage

\*Recent electrics and water heater

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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