

Attractive detached 3 bedroom family home with a large garden.



INFORMATION

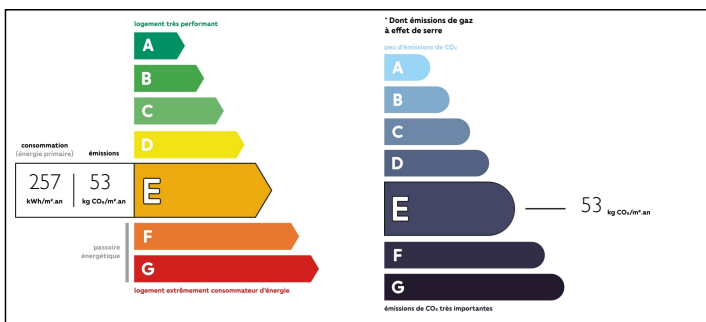
Town:	Étagnac
Department:	Charente
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	3300 m2

IN BRIEF

This is a very nice example of a typical French house. The owner has had a new kitchen put in, decorated and had a pellet burner fitted. The garden is very big and is mainly laid to lawn with shrubs, perfect space to add a swimming, sun terrace or even a children's play area, and not forgetting the vegetable plot! The house is detached and set in a small village which has a school, bakers, butchers, post office and a bar/hotel/restaurant. Everything is just a short walk away. A really lovely community with plenty of local activities/groups offered to the commune. Just 25 mins to Limoges airport makes this a very attractive holiday home or even a wonderful family home.



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 property can be found down a quiet country lane with plenty of walk and bike rides galore. Just a short walk away you will find the local lake that offers fishing, picnic tables and just a really lovely place to chill during the hot Summer months.

The house comprises an entrance hall that leads to the open plan kitchen fitted Sept 2023, lounge and dining room approx 50m². Extremely spacious and bright with lots of windows that offer a view of the back garden. There are 3 bedrooms approx 10m², 13m² and 16m² and a family bathroom that needs updating.

Outside there is a garden of approx 3400 m², parking

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

NOTES