

## Country house with gite to renovate



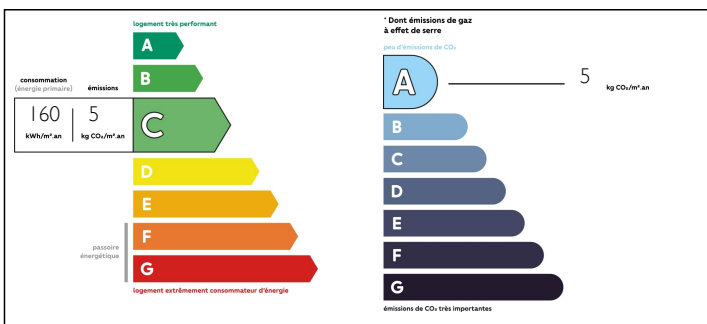
## INFORMATION

Town:	Exideuil-sur-Vienne
Department:	Charente
Bed:	3
Bath:	1
Floor:	130 m2
Plot Size:	380 m2

## IN BRIEF

This lovely renovated property offers a wonderful living space for all the family. There are a couple of things that needs fnishing but the big jobs are done, so you can settle in as soon as you arrive. This property can be found in a small hamlet about 5 mins by car to the nearest towns of Chabanais or Roumazieres, although within a short walk you have a bakers, small corner shop, pharmacy and a bar/restaurant. Perfect for morning croissants or an evening apero in the local bar. The beautiful Charente river also passes through giving wonderful walks along the banks, picnic seats and even canoeing!

## 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 lovely property comprises of an openplan living space with fitted kitchen 20m<sup>2</sup>, dining room and lounge 30m<sup>2</sup> with a wood burner and its many features including stone walls and beams, a fitted utility room/wet room, 3 bedrooms 9m<sup>2</sup>, 13m<sup>2</sup> and 18m<sup>2</sup>, plenty of cupboard space and access to the attached barn.

The hamlet is undergoing some works at the moment because the commune is having mains drainage fitted, great news for the residence !

There is a small outbuilding that would make an ideal gite, so if you are not afraid of some hard work, this could be a great little income ! Just in front of this is a small outside area, big enough for bbq, table and chairs. There is another small piece of land just opposite the main house.

So if you want to be in rural France this Summer in your own home, contact us now .. Definitely worth viewing !

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

## LOCAL TAXES

Taxe foncière: 750 EUR

## NOTES