

Restored 2 bed home with countryside view, in a hamlet and near popular towns including Nanteuil en Vallee.

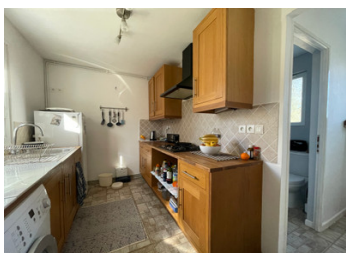


INFORMATION

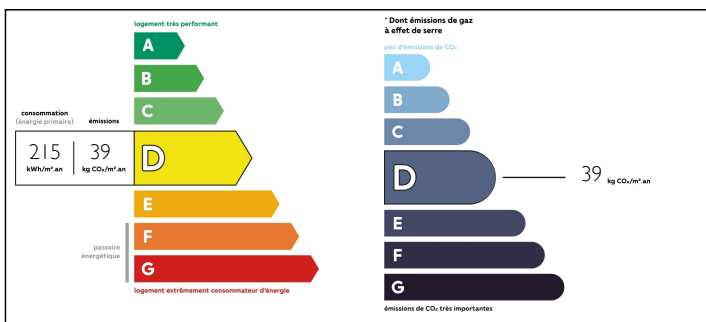
Town:	Nanteuil-en-Vallée
Department:	Charente
Bed:	2
Bath:	1
Floor:	82.35 m2
Plot Size:	2575 m2

IN BRIEF

Pretty hamlet, 2 bed property in a quiet area, with spacious living areas. Between Nanteuil en Vallee and Champagne Mouton. Ready to move into.

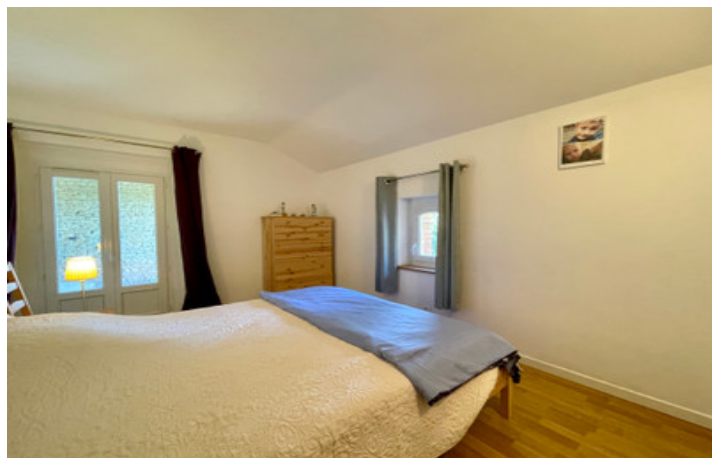


ENERGY - DPE



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

The property: Dining room 15.25m² with doors to front and rear, overlooking the patio with view. Lounge 30m² with further dining area, wood burner fire stairs to first floor. Kitchen with fitted units 8m², shower room 3.8m².

On the first floor bedroom 1 : 11.48m² to the rear of the property,

WC,

bedroom 2 : 12m² with doors to an area over the boiler room which could be a terrace.

Barns : there is approx 70m² of double height barn

Garden : A terrace from the rear of the property overlooking countryside and a wooded area at this property of about 1770m², the land is on a decline away from the house. At the front is a small garden with wild flowers.

The property is ready to move into.

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

LOCAL TAXES

Taxe foncière: **890 EUR**

NOTES