

Charming 2 bedroom Cottage with a barn and garden in a quiet rural area near St Christophe



INFORMATION

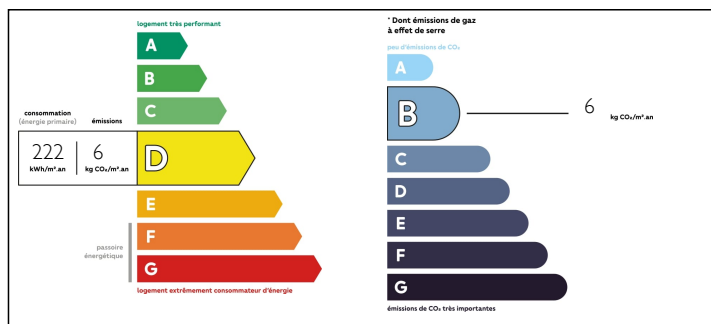
Town:	Saint-Christophe
Department:	Charente
Bed:	2
Bath:	1
Floor:	85 m2
Plot Size:	1 139 m2

IN BRIEF

Superb opportunity to purchase a pretty house with room to expand into the attached barn if desired. Just 2km from the village of St Christophe. 38km from Limoges airport.

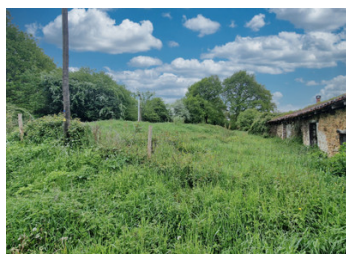


ENERGY - DPE



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

Enter through the front door into the spacious open plan LIVING ROOM/KITCHEN (26.32m²) featuring a woodburner and a DINING ROOM/SNUG area (8.96m²). The newly fitted kitchen benefits from integrated appliances such as dishwasher, washing machine and fridge freezer, there is an electric oven & gas hob with extractor above. On the ground floor is also a WC.

Upstairs is a beautiful BATHROOM with a freestanding bath, shower, wc and basin. BEDROOM 1 (16m²) with exposed timbers. and BEDROOM 2 (15m²).

In front of the house is a gated gravel parking area and a small grass garden. Attached to the house is a barn of 101m² and on the opposite side of the lane is a fenced garden and smaller barn.

*All double glazed

*Fitted kitchen

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

NOTES