

Two well renovated village houses that can be used as a home plus gite - viewing recommended!



INFORMATION

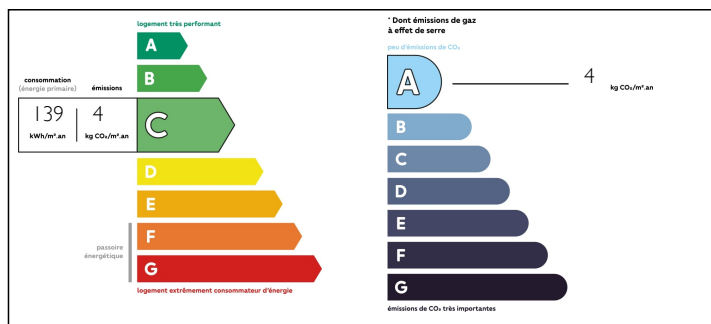
Town:	Brigueuil
Department:	Charente
Bed:	5
Bath:	3
Floor:	161 m2
Plot Size:	1856 m2

IN BRIEF

These 2 charming houses have been fully renovated and could offer an immediate income stream by potentially renting one of the houses (short or long term) whilst living in the other. The village of Brigueuil is less than 10km from the large town of Saint Junien and 30km from the 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.



LOCAL TAXES

Taxe foncière: **1674 EUR**

NOTES

DESCRIPTION

HOUSE 1

GROUND FLOOR (underfloor heating):

Kitchen/diner (17m²) with fitted units, gas range cooker, integrated fridge and dishwasher. Aircon unit installed.

Lounge (21.15m) french doors onto the garden, woodburner and staircase

WC (2.1m²)

Utility room (3.4m²)

FIRST FLOOR:

Bedroom 1 (14.88m²)

Ensuite (3.3m²) shower, wc, basin

Bedroom 2 (13.75m²) built in wardrobes and reversible aircon/heat

Ensuite (4.58m²) shower, wc & basin

There is a garden immediately in front of this house

HOUSE 2 (pointed stonework)

GROUND FLOOR:

Entrance hall with staircase

Open plan living room & kitchen (31.6m²)

WC/Utility room (4m²)

FIRST FLOOR:

Bedroom 1 (12.67m²)

Bedroom 2 (9.84m²)

Bedroom 3 (9.84m²)

Bathroom (4.22m²) shower, wc, basin

There is a small fenced terrace area for this house.

As well as the already mentioned garden there is further garden space with vegetable plot and an orchard with walnut, plum, apple & pear trees.

The outbuildings consist of:

1/ Garage (35.3m²) with concrete floor, gas hob and stairs down to a lower workshop (21.5m²).

2/ Office/gym (10.37m²)

3/ Garage (22.7m²)

Both houses are connected to mains drainage, have double glazing and are well insulated. House 1 has 2