

Hurry !! This will not last long...



## INFORMATION

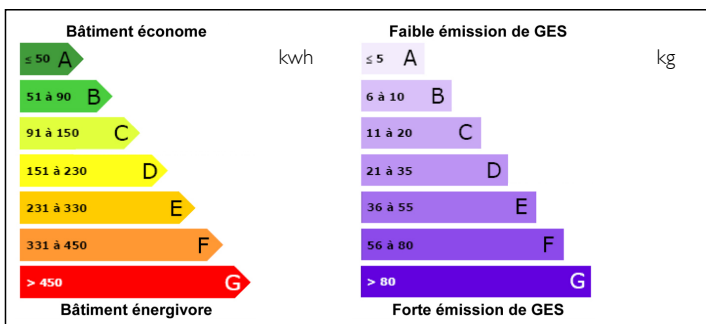
Town:	Chassenon
Department:	Charente
Bed:	2
Bath:	1
Floor:	70 m2
Plot Size:	500 m2

## IN BRIEF

This will not hang around for long ! A bargain for those that have always wanted a small bolthole in the french countryside, a project that needs some work or maybe you are looking for a rental property/gite. This could be for you. Set in a small village with a train station 2 min by car offering trains to Limoges or Angoulême, a small super market, bar/restaurant and school. This property is set up high above the village with pretty views and very little passing traffic. Very quiet and calm with some lovely walks or bike rides in the area. This property is detached and has a large attached garden that needs some tidying up , so if you are into your gardening this would be perfect. Plenty of space for private parking, sun/bbq terrace and even a swimming pool!



## 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 is on one floor offering an open plan living area, a bedroom and a bathroom. All needs replacing and renovating, starting with a good clean. Which isn't a bad thing as you will start with a clean canvas and you will be able to plan and decorate as you wish.

There is a staircase that leads to the loft area where extra space is available, definitely something to think about.

The property boasts mains drainage, electric and water on site and double glazing. Not a bad start !!

Outside you arrive through double metal gates that lead to the house, garden and garage. Open views and very spacious, ideal for family summer bbqs, vegetable garden, swimming pool area plus parking. The Charente lakes are a 10 min car ride away offering snack bars, water sports, picnic areas and fishing. Limoges airport is 30 mins.

Please contact me for further information or even better, book your viewing This is one to see !!

## NOTES

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