

Partly habitable 4 bedroom property in need of updating situated in a quiet hamlet. Adjoining barn and garden.



## INFORMATION

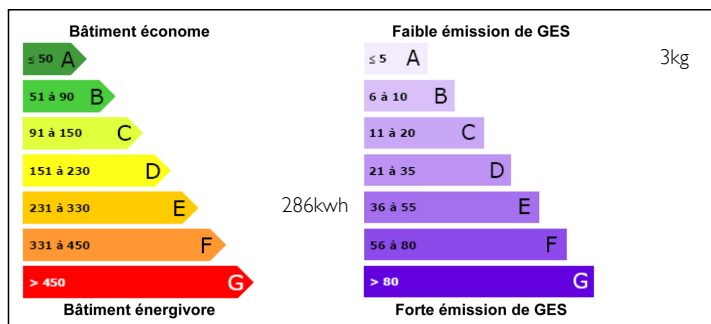
Town:	Abzac
Department:	Charente
Bed:	4
Bath:	2
Floor:	142 m2
Plot Size:	600 m2



## IN BRIEF

Partially habitable stone house in need of updating comprising, on the ground floor, a large living room with access to the terrace, a kitchen and a shower room with WC. On the second floor there are 4 bedrooms and a bathroom with WC, as well as various rooms awaiting renovation. Ideally situated being close to Confolens, Availles Limouzine and L'Isle Jourdain which offer shops and full amenities.

## 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 front door opens into a large kitchen / dining room (35 m<sup>2</sup>). Wood burning range with back boiler which heats the radiators throughout the property.

Shower room to the rear (3 m<sup>2</sup>)

Lounge (32 m<sup>2</sup>) with original wood beams and a door to side terrace

Character stairs from the dining room leading to the first floor.

Bathroom with bath, sink and WC (4.5 m<sup>2</sup>)

Bedroom one (17 m<sup>2</sup>) with fitted robes

Bedroom two (10 m<sup>2</sup>) with feature stone arch. Could also be used as an office.

Bedroom three (14 m<sup>2</sup>)

Bedroom four (12 m<sup>2</sup>), double glazed window

A door from the landing leads to the four rooms to the rear of the property. which need to be renovated.

First floor has two rooms of 29 m<sup>2</sup> and 21 m<sup>2</sup>.

Stairwell to ground floor with two rooms of 19 m<sup>2</sup> and 21 m<sup>2</sup>.

The two ground floor rooms were connected to the main house, and can be opened up again to expand the property.

Obvious gite or bed and breakfast potential

Enclosed garden.

Side terrace.

Adjoining barn with garden to the rear.

Fosse to be installed.

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

## NOTES