



## Very Pretty Cottage With Garden And Orchard



### Στοιχεία μεσίτη

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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 125,000

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Villefagnan
Ταχυδρομικός κωδικός:	16240
Δημοσιεύθηκε:	22/07/2024

#### Περιγραφή:

Have you watched the video yet? - A Very Pretty 2 bedroom Character Cottage with a south-facing private courtyard garden and additional garden/orchard opposite. It has a lovely cosy feel and is ideal as either a permanent home, as it is at present, or for a lock-up-and-leave holiday home, or as an investment for rental.

It is heated by 2 wood burners and additional electric radiators, and is double-glazed throughout.

For the internet, fibre optics broadband is available.

The property can be sold with most of the furniture and contents included, and in detail it comprises :

#### - Ground floor:

Large living room (30m<sup>2</sup>) with a corner kitchen which includes a fridge-freezer and cooker. The floor is tiled and there are beams, exposed stone walls and a fireplace with a log burner.

Dining-room (16m<sup>2</sup>) Flagstone/wooden flooring, exposed stone and beams. Fireplace with a log burner. Stairs to the first floor



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Shower room (6m2) with a large shower, wc, vanity unit and heated towel-rail  
Utility/storage room (4m2) with plumbing for a washing-machine.

- Upstairs:

Landing (5m2) Wooden floor, beams, exposed stone.  
Master bedroom (25m2) Wooden floor, beams, exposed stone.  
Corridor used as a walk-in dressing room/storage area (7m2)  
Bedroom 2 (14m2) Wooden floor, beams and exposed stone walls  
Bathroom (5m2) Bath, wc, handbasin, bidet and heated towel rail. Wooden floor.

- Outside:

Lovely enclosed courtyard with mature flowers and plants  
2 small outbuildings for storage (approximately 16m2 and 20m2, with attic space above)  
Open-fronted covered terrace leading to a storeroom (approx. 25m2) with attic space/storage area above  
Well

- Opposite :

A garden of 682m2 with various fruit trees including plums, cherry and quince, and grape vines.

The department of Charente is located in the centre-west of France and is part of the Poitou-Charentes region along with Deux Sevres, Charente Maritime and the Vienne department.

Its name as is often the case comes from the river Charente which snakes through the department. Two local dialects are spoken in the area, Saintongeais in the west and Occitan to the east.

Charente is a thriving department for several reasons, Cognac production is one of the most interesting and profitable industries, the export level of approx. 95% is a success, the consumption in France being only 5% (some say they keep the best 5% in France!).

The department has many typical towns, Angouleme in the south east for example hosts an international festival that attracts hundreds of visitors and is not to be missed.

The region is popular with hikers, bikers and nature lovers who like to discover the woodlands, lakes and streams that are part of this amazing landscape.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for



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Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

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Κατάσταση: Good

## Κοινά

Κρεβατοκάμαρες: 2  
Μπάνια: 2  
Μέγεθος αυλής: 961 τ.μ

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Virtual tour URL: [https://www.youtube.com/embed/UHdEhqWD\\_GM](https://www.youtube.com/embed/UHdEhqWD_GM)

## Contact information

IMLIX ID: IX5.930.085

