



Cottage With A Large Garden And Woodland



Emlakçı Bilgisi

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Ülke:	United Kingdom
Experience since:	
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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İlan Detayları

İçin mülk:	Satılık
Fiyat:	EUR 82,795

Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Bernac
Posta kodu:	16700
Yayınlandı:	02.09.2024

Açıklama:

Ideal holiday home - Cute 1 Bedroom Cottage with a pretty garden at the front, land at the back including some woodland, and an outbuilding for storage or a potential extension of the property.

The property is situated in a small hamlet approximately 5 minutes by car from the local village which has all basic amenities, including bars, restaurants and a school, and is around 10 minutes away from a wider choice of commerce and a train station in Ruffec.

- Ground floor :

Kitchen (23m²) Tiled floor
Shower room (5m²) Shower, wc and handbasin
Lounge (22m²) Tiled floor and mezzanine above.
Vaulted cellar (under the kitchen floor)

- Upstairs :

Mezzanine bedroom (11.5m²)

- Outside :

Pretty garden to the front and garden to the rear with some woodland



Attached outbuilding (15m2).

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 sale you are interested in.

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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Durum: Good

Genel Bilgiler

Yatak odası:	1
Banyo:	1
Arazi Büyüklüğü:	654 m2



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Lease terms

Date Available:

Contact information

IMLIX ID:

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