



### Near Baignes (16)

A 4 bedroom stone built house with a garden set in a secluded position and situated near to Baignes St Radegonde in the Charente region. The property is immediately habitable and has an area of 125 square metres.

- Ground floor:* Entrance hall, large kitchen/diner (40 m<sup>2</sup>) with a fireplace, a wood burning oven and a door to the garden, lounge with a wood burner and a door to the rear garden, bedroom (30 m<sup>2</sup>) with a fireplace, shower room with wc, utility room.
- First floor:* Landing, 2 double bedrooms, the master bedroom is in need of completion and has a dressing room, there is another room that could be converted into a bathroom.

The roof is in good condition and drainage is via a septic that meets current regulations.

0.1 acre – garden with attractive views.

PI 19720

**98,000 euros**  
(agent's fees incl)

**moneycorp** ✦  
exchange experts

These particulars are intended only to give a description of the property described herein. No warranty is given as to the accuracy of these particulars and Alliance accepts no liability in respect of the same. Nothing in these particulars is to be construed as an offer for the sale and no part of these particulars shall be deemed incorporated in any contract of sale unless specifically stated therein.

