



## 4 Bedroom House,

16320, Gurat, Charente, Nouvelle-Aquitaine

\* For Sale \* 4 Beds \* 2 Baths

Habitable Village House - 4 Double Bedrooms. 50 Sq.M sitting/dinning Room Move in condition.

# €169,000

Ref: 19657

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**French Entrée** 

## Property Description

Set in the charming and very friendly village of Gurat in the Charente (16) region and on the borders of the Dordogne, this property offers the discerning purchaser a move in condition property.

Originally the village shop, the property still has the shop front in place with conversion of the inside space. Offering a spacious 4 Bedroomed house

The existing accommodation is in good condition and the large double fronted shop space is converted to a 50 Sq.M sitting dinning room. The additonal existing space downstairs offers; an entrance hall; a living room with fireplace and double doors into the rear garden. provinding a kitchen / breakfast room with double doors into the rear garden and a toilet. Upstairs. all 4 bedrooms are doubles and there is a bathroom and seperate toilet (The master has on en-suite shower room). All the living space has electric heating by and all windows have traditional shutters and large opening windows, offering light/bright spaces.

The garden is not large but is very secure, with a high wall all around it and does offer enough space for the installation of a swimming pool, but would benefit from the creation of a 'hard' make-over design to create sitting areas.

THE SECURITY OFFERED BY THE WALLED GARDEN AND SHUTTERED FACADE, MAKEs THIS AN IDEAL PROPERTY

### Main House - Ground Floor

Hall with Staircase - 226 x 424

Sittingroom - 372 x 698

Kitchen/Breakfast - 372 x 416

Toilet

Inner Hall

Sitting/dinning room - 525 x 749

### Main House - First Floor

Bed 1 - 384 x 457

Bed 2 - 323 x 365

Bed 3 - 423 x 421

Bed 4 - 330 x 423

Study - 287 x 220

Bathroom - bath, large walk in shower, toilet and hand basin.

more pictures available on request.



