



1 Bedroom House,

16120, Vibrac, Charente, Nouvelle-Aquitaine

€50,000

Ref: 41909m0

* Available * 1 Bed * 1 Bath * 43m2

Pied à terre, built late 1990's/2001 (bedroom added in 2014). Offers a foothold in the Charente at a very reasonable price. The house comprises; kitchen, lounge with small mezzanine, bedroom and wc/shower room. Lovely courtya

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French Entrée 

Property Description

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Very pretty pied à terre, built in the late 1990's/2001, the bedroom added in 2014. In a quiet lane, this property offers a foothold in the Charente at a very reasonable price. The house comprises of a kitchen, a lounge with a small mezzanine above, a bedroom and a bathroom/shower room. Outside is a lovely courtyard with pretty iron gates.

The property comprises in detail:

- > one full size bedroom (added in 2014) - 3.8m x 2.72m laminate flooring, windows double glazed
- > living room with small mezzanine above -
living room: 3.33m x 3.52m tiled throughout, window double glazed
mezzanine: 2.52m x 1.90m
- > large kitchen - 3.25m x 2.88m
- > bathroom with shower - 3.4m x 1.3m
- > paved courtyard - 4m x 3.2m
- > mains sewerage
- > all electric
- > phone line already installed
- > wired for satellite and tv
- > lock up and leave
- > low maintenance
- > perfect holiday home

The house is in Vibrac, a small village on the banks of the river Charente which dates back many centuries. We are reluctantly selling our holiday house after nine lovely years of getting to know the village and its people. We've spent many, many happy days there. We were the first owners of the house when we purchased it from the builder in 2008 and the house was used for our private holiday use only.

A Co-op van comes to Vibrac twice a week and there are two Boulangerie (Bakers) vans every morning. The nearest supermarkets are in Chateauneuf sur Charente which is 6 kms along the road - a small Intermarché next to railway station including petrol and a huge Super U supermarket on the outskirts of Chateauneuf sur Charente also including petrol and car wash and this is around 7kms from Vibrac. There are three good restaurants within five kilometres. Vibrac is about a fifteen minute drive from Jarnac which is home to the headquarters of Courvoisier Cognac.

Vibrac even has its own ruined chateau! Vibrac is in the centre of cognac country, the surrounding vineyards grow the grapes which are the source of the eau de vie that is used in creating one of France's main exports, cognac. Vibrac lies just a few kilometres south of the N141 which runs between Jarnac and Angoulême, where you can join up with the N10 and ultimately the A10 motorway between Bordeaux and Paris. The main SNCF railway station for TGV services run from Angoulême and the local railway station of Chateauneuf sur Charente (6 kms away) has a regular train service to and from the city.

- 20 kms Angoulême
- 6 kms Chateauneuf sur Charente
- 12 kms Jarnac
- 2 kms St Simon
- 5 kms Bassac

Please note, price does not include notary fees.

For much more information on our house, the beautiful surrounding area and more photos, please visit the mini website for the house [here](#) .

Gallery

