

Four-bedroom house with adjoining barn in the centre of Aigre.



## INFORMATION

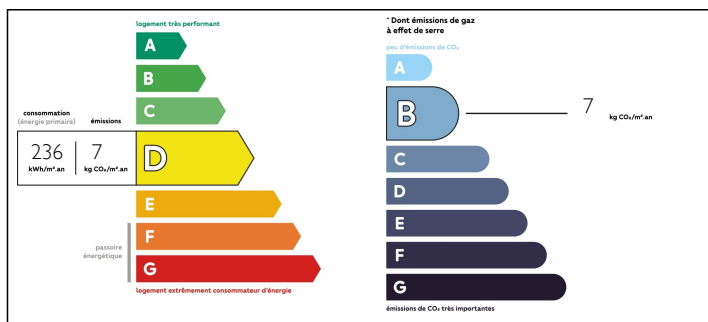
Town:	Aigre
Department:	Charente
Bed:	4
Bath:	0
Floor:	147 m2
Plot Size:	0 m2

## IN BRIEF

Property in the centre of Aigre with all amenities in walking distance. The house has been renovated and has double glazing, insulation and mains drainage. Spacious barn of 81 m2



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Ground floor

Kitchen - 24m<sup>2</sup>

Laundry room with units installed - 7.89m<sup>2</sup>

Through room between kitchen and dining room - 8m<sup>2</sup>

Dining room with wood burner 17m<sup>2</sup>

Sitting room 15m<sup>2</sup>

WC

Room 5m<sup>2</sup> with water electric and drainage

Room (sitting room or downstairs bedroom) 25m<sup>2</sup>

Ground floor living possible

First floor

Bedroom 1 - 18m<sup>2</sup>

Walk in storage - 4m<sup>2</sup>

Bedroom 2 - 10m<sup>2</sup> (through room)

Bedroom 2 - 14.6m<sup>2</sup>

Barn with communicating door from kitchen - 81 m<sup>2</sup>.

Outside space - the property does not have outside space. There are a park and village amenities nearby. The Charente river tributaries run through Aigre and there are many nice areas around.

A bathroom needs to be installed. One room requires decoration to be finished.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 1267 EUR

## NOTES