

Property in Aigre, 2 bedrooms. Excellent rental potential or holiday home

EXCLUSIVE

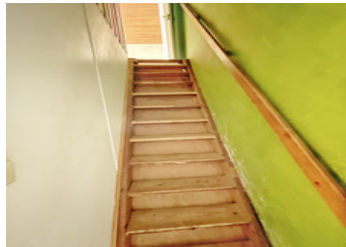


INFORMATION

Town:	Aigre
Department:	Charente
Bed:	2
Bath:	2
Floor:	50 m2
Plot Size:	0 m2

IN BRIEF

Property with lots of potential, in walking distance to all amenities. You may be looking for a rental income, holiday home or a first property in the area. The house needs updating inside. The location is the selling point.



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

The property at present has an enclosed small courtyard.

Inside the property the kitchen is (11.65m²), sitting room (12.26m²), small shower area and separate WC. Room with cement floor and mezzanine above, access from bedroom two.

Upstairs are two bedrooms (12.16m² and 8.22m²), one of which leads to the mezzanine (6.05m²) and a shower room (3m²)

The property is connected to conforming mains drains, Fibre is in the town, electric and water are connected but not in use.

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

LOCAL TAXES

Taxe foncière: 660 EUR

NOTES