

## UNDER OFFER - Property to renovate with land and outbuildings, 5 bedrooms



## INFORMATION

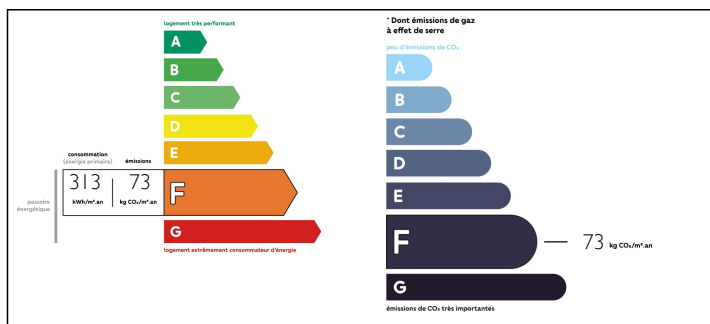
Town:	Aigre
Department:	Charente
Bed:	5
Bath:	2
Floor:	255 m2
Plot Size:	11832 m2

## IN BRIEF

Spacious detached house with five bedrooms, land rich to the river. It needs renovating and will be beautiful. Large courtyard / driveway. A must see !



## 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

Situated in a quiet area this property is close to all amenities, and is set on over a hectare of land.

Hallway - 18m2

Dining room - 39m2

Small sitting area - 17m2

Downstairs shower room - 11m2

Boiler room and storage - 25m2

WC - 2m2

Summer kitchen - 14m2

Breakfast room / kitchen - 41 m2

First floor -

5 bedrooms - 10m2, 17.5m2, 22m2, 15.5m2, 20m2.

Family bathroom with bath and shower - 8m2

Outbuildings previously used as a farm - 38m2, 43m2.

Garage 39m2.

Hangar - 183m2

The land is to the rear of the house and reaches to the river where I'm told is an excellent place to fish.

## LOCAL TAXES

Taxe foncière: 2201 EUR

## NOTES

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