LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A14368 Price: 15 000 EUR

agency fees included: 0 € TTC to be paid by the buyer (15 000 EUR without fees)

Property to renovate, 3 bedrooms, courtyard attached, separate parking opposite.

EXCLUSIVE















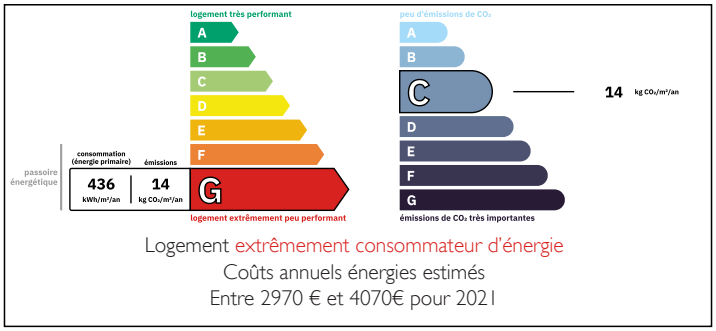
INFORMATION

Town:	La Chapelle
Department:	Charente
Bed:	3
Bath:	1
Floor:	136 m2
Plot Size:	184 m2

IN BRIEF

Under offer - Stone built property with potential to be a great home or holiday home, in La Chapelle near Aigre and with Angouleme and Rouillac in easy reach.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2970 € et 4070€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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DESCRIPTION

Enter into the kitchen 15m2 with fitted units and a breakfast bar. Though to the front of the house is a large sitting room of 42m2, tiled floor and windows to two sides. Also on the ground floor are a WC store room and access to the courtyard.
On the first floor are three bedrooms 19, 21 and 16m2. There is a bathroom with a shower and bath. Plumbing for a WC. There is an attic which has room for a further usable space.
Opposite the property is a parking area and further space.
Renovations are required, including the roof, drainage (septic tank) and total interior renovation.

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

NOTES

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