LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A20936TRE16 Price: 149 330 EUR

agency fees included: 9 % TTC to be paid by the buyer (137 000 EUR without fees)

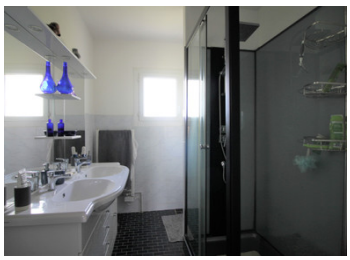
Charming 3-Bedroom House with Pool and Garage in Scenic Countryside















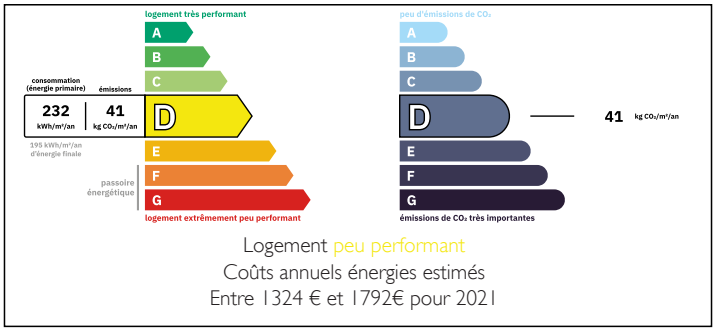
INFORMATION

Town:	Charmé
Department:	Charente
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	1670 m2

IN BRIEF

This charming pavilion is in excellent condition and is move-in ready. As you step inside, you're greeted by an inviting hallway that leads to a bright and airy kitchen with picturesque views of the countryside. The cosy living and dining area boasts a warm fireplace, making it the perfect place to relax and unwind. There are three comfortable bedrooms, each featuring built-in wardrobes, providing ample storage space.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1324 € et 1792€ 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.
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LOCAL TAXES

Taxe foncière:	**250 EUR**

NOTES

DESCRIPTION

The bathroom includes a toilet, and a separate toilet is also available for added convenience. The basement level offers even more space, including a living room and a fully equipped kitchen that's ideal for hosting gatherings with family and friends. There's also a workshop area and a garage, making it a practical space for a variety of uses.

The garden is fully fenced and features a lovely swimming pool at the back, offering a tranquil oasis for soaking up the sun and enjoying the stunning views of the surrounding countryside. This property is a true gem, offering comfortable living in a serene setting.

This house is located a few minutes walk from the village centre, with its 12th century church, post office, school, mushroom farm and recreation area.
Surrounded by vineyards and sunflower fields in summer, a popular area for tourists, cyclists, archaeologists and historians.
Only 2.5 km from the historic village of Tusson and 12 km from the village of Ruffec and the river "Charente" for its amenities: Hospital, trains / TGV, cinema, schools, 4 supermarkets and easy access to the N-10.
Aeroports: Bordeaux 167 km, Limoges 95 km, La Rochelle 122 km and Poitiers 79 km.

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

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