LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A23138LNL16 Price: 96 000 EUR

agency fees to be paid by the seller

Under offer Apartment in chateau with park, swimming pool and tennis courts

EXCLUSIVE















## INFORMATION

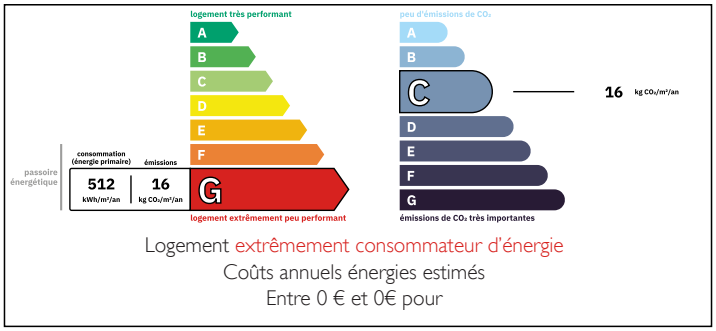
| | |
|---|---|
| Town: | Charras |
| Department: | Charente |
| Bed: | 1 |
| Bath: | 1 |
| Floor: | 40 m2 |
| Outside Space: | 58056 m2 |

## IN BRIEF

Located in a village with shops and school, café/bar/restaurant.
This two-room apartment is located in the château and offers an exceptional living environment. Apart from local amenities it is only 28kms from Angoulême making national and international travel very easy. On the edge of the most beautiful area of the Dordogne with Angoulême 25 minutes away - TGV/LGV trains to Paris, Lille and London, The medeaval town of Angouleme boasts the old town center on a plateau overlooking the Charente river, where numerous festivals take place throughout the year, including the classic car rally in September.

Ideal for a peaceful retirement, a holiday pied à terre or a rental investment.

## ENERGY - DPE




Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 0 € et 0€ pour

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:** **350 EUR**

## NOTES

## DESCRIPTION

In an idyllic setting, on the 1st floor of the château, the apartment offers:
a bright living room of 22.77m2 , a kitchen of 3.46m2 , a bathroom and WC of 4.30m2 , a bedroom of 9.66m2 for a total surface area of 40.20 m2.

The TWO HUNDRED AND ELEVEN / TEN THOUSAND (211/10,000) of the ownership of the ground and general common areas, also allows exclusive enjoyment of a cellar.
The chic furniture shown in the photos is part of the sale.

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

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