LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A26182VC16 Price: 119 900 EUR

agency fees included: 9 % TTC to be paid by the buyer (110 000 EUR without fees)

Property with 2 bedrooms between Aigre and Rouillac. Easy lock up and leave home. Val D'Auge, Charente















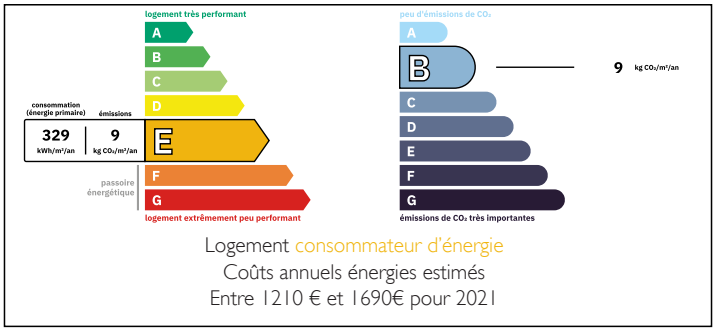
INFORMATION

Town:	Val-d'Auge
Department:	Charente
Bed:	1
Bath:	1
Floor:	108 m2
Plot Size:	193 m2

IN BRIEF

Stone built property with good sized kitchen / diner and separate lounge on the ground floor. The kitchen leads to a large covered outdoor area. One large bedroom and a smaller office / bedroom together with shower room on the first floor.
Outside is a walled courtyard with space for parking a car.
It is situated between Aigre and Rouillac with shops a short drive away.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1210 € et 1690€ 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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DESCRIPTION

Kitchen, 29m2 with fitted units, door to outside covered area, dining area and wood burner fire.
Through to the sitting room 28m2 with a second wood burner fire and stairs to the first floor. Wood floors. Covered area fully walled.
First floor - bedroom 1, 29m2, room 2, 9.75m2 of full height ceiling and further lower area. Shower room 8.85 m2 recently refurbished.

From the kitchen the outside covered area is 31m2 with door to the front courtyard, This area could be used as extra summer living space or a courtyard garden.
The front courtyard is fully enclosed with double gates, enough space for off-road camper and car parking.

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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