LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A29980VC16 Price: 162 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (150 000 EUR without fees)

Charentaise house with lots of potential, partially renovated, garden and a number of outbuildings.















INFORMATION

Town:	Val-d'Auge
Department:	Charente
Bed:	3
Bath:	0
Floor:	261 m2
Plot Size:	2245 m2

IN BRIEF

Large family property with business potential. Partly renovated, the first floor walls are up ready for electrics and plumbing. Ground floor open plan. Between Aigre et Rouillac.

ENERGY - DPE

DPE not required.

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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LOCAL TAXES

Taxe foncière: **1028 EUR**

NOTES

DESCRIPTION

The main house is a stone built detached property, there is water and electric to the house. Ground floor is an open space measuring about 87m2.
First floor is divided into rooms 3 bedrooms 17, 12, 13m2 and office 11m2 bathroom 11 m2 and a separate WC, landing 12m2. This floor is at a stage where the layout could still be changed.
Top floor is open plan approx 87m2.
The owner intends to include the building materials on site to continue with the work.
Outbuildings, an open hanger of 35m2, barn/workshop 153m2, Room 22m2, Room 50m2, outbuilding 40m2, hangar 54m2.
There are three separate entrances to the plot. The garden is to the front of the property and is partially walled.
Electric and water to be connected for use, fibre in the village, the present drainage system does not conform.

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