LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A30054NGA16 Price: 112 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (105 000 EUR without fees)

Charming stone house with outbuildings and land. BOUEX sector. 15 minutes from ANGOULEME.















INFORMATION

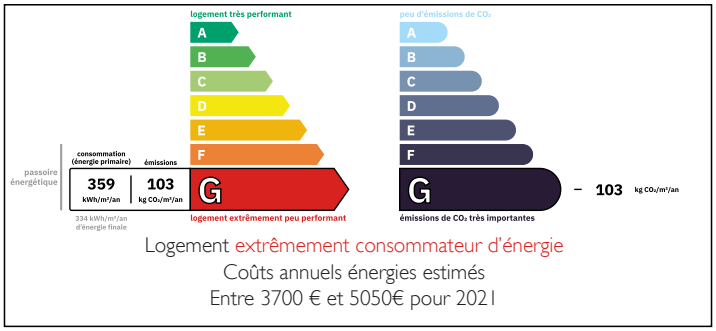
Town:	Garat
Department:	Charente
Bed:	3
Bath:	1
Floor:	135 m2
Plot Size:	2000 m2

IN BRIEF

This charming stone house located in a quiet hamlet consists, on the ground floor, of an entrance, a living room, a kitchen, a bathroom and a toilet. Upstairs: 3 bedrooms, toilet. Outbuildings: Adjoining barn of almost 100m² which can be converted for any additional space if necessary and open barn of 130m². Adjoining and non-adjoining land for a total of almost 2200m².

In the town of BOUEX for the first amenities. Angoulême 15km.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3700 € et 5050€ 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

The house includes, on the ground floor:

-An ENTRANCE of 9m²
-A 24m² KITCHEN
-A 24m² LIVING ROOM
-An 8m² bathroom to be finished
-A toilet

Upstairs :

- Landing with WC 8m²
-BEDROOM 1 of 11.5m²
-BEDROOM 2 of 12.5m²
-BEDROOM 3 of 24m²

Adjoining the house, you will find a barn of almost 100m² still offering many possibilities for additional development.
There is also a spacious hangar of almost 130m² and other small outbuildings.

The buildings overlook enclosed grounds of nearly 600m². another non-adjoining plot of land of more than 1600m² is located just opposite the property.

Located in a hamlet near the town of BOUEX, and 15km from ANGOULEME. Bus stop in front of the house!

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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