LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A32623CGL16 Price: 158 000 EUR

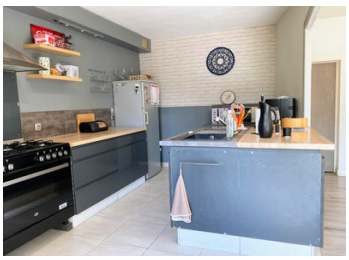
agency fees included: 5 % TTC to be paid by the buyer (150 000 EUR without fees)

Charming stone house. 3 bedrooms. Study. Ground floor. Enclosed garden with trees. Outbuildings. Near Mansle.







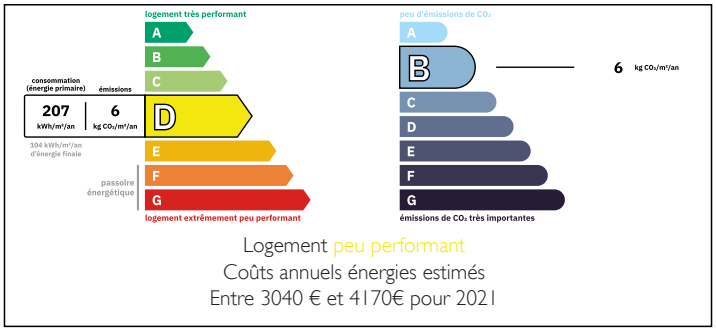








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3040 € et 4170€ pour 2021

INFORMATION

Town:	Saint-Front
Department:	Charente
Bed:	3
Bath:	2
Floor:	200 m2
Plot Size:	2841 m2

IN BRIEF

A family home just 11 km from Mansle and the N10 (access to Angoulême and Poitiers).

This spacious house, not overlooked, with its enclosed, intimate garden is an ideal family or holiday home.

With a choice of 3/4 bedrooms and spacious living areas on the ground floor and mezzanine, it will provide a comfortable home for family and friends.

With its stone walls and exposed beams, pellet-burning insert in the living room, open-plan kitchen and generous exposure, this is a warm and welcoming house.

The large covered courtyard and the vast barn opening onto a petanque area promise plenty of outdoor fun, as well as the opportunity to tinker or create at your leisure.

The bucolic, wooded and peaceful garden has a pond and a underground cistern (a watering system is already in place throughout the property).

Some finishing/renovation work will...

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

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A32623CGL16 Price: 158 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (150 000 EUR without fees)







DESCRIPTION

*The house comprises ;

ON THE GROUND FLOOR
- a fitted kitchen opening onto the dining room: 32 m² in total
- a study: 11 m² (about 129 sq ft)
- Two bedrooms: 17 and 11 m².
- a bathroom
- a WC
- a 45 m² living room with pellet burner

ON THE FIRST FLOOR
- one bedroom: 14 m2
- 11 m² shower room with WC
- Several mezzanine living areas: 60 m².
- Adjoining convertible attic: 53 m².

*Courtyard: 72 m².
*Barn: 70 m².
*Old barn: 69 m².
*Underground water tank: 50 m².
*Enclosed garden with trees

The nearest amenities are less than 8 km away. Angoulême is only 35 km away.

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

NOTES

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