LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A32777ED16 Price: 61 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (55 000 EUR without fees)

UNDER OFFER Detached house to renovate, with garages and garden in centre of Chabanais

EXCLUSIVE















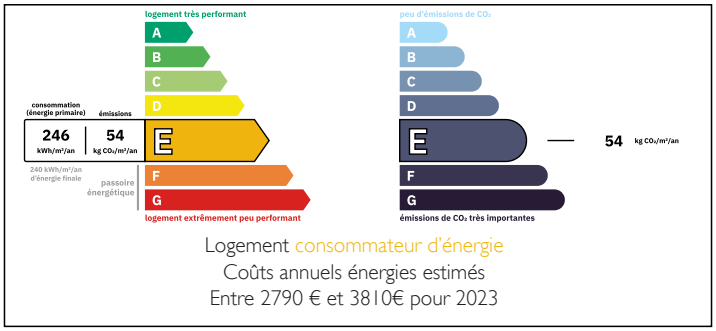
INFORMATION

Town:	Chabanais
Department:	Charente
Bed:	2
Bath:	2
Floor:	128 m2
Plot Size:	1167 m2

IN BRIEF

This spacious, detached house, offers a lot of property for the money but there is work to do! Situated on the edge of the river in the centre of the market town of Chabanais, all of the amenities of the town are available on foot including a choice of restaurants, bars, shops and very popular the weekly market. The larger centre of St Junien is just 16km away (17 mins by car). Limoges airport (40km) is under 30 mins by car and Angoulême TGV train station (58km) is 50 mins by car.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2790 € et 3810€ pour 2023

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: A32777ED16 Price: 61 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (55 000 EUR without fees)







LOCAL TAXES

Taxe foncière: **1655 EUR**

NOTES

DESCRIPTION

GROUND FLOOR
Basement
Workshop
2 garages

FIRST FLOOR (HOUSE PROPER)
Kitchen
2 lounges
Dining room
4 bedrooms
2 with ensuite facilities
Separate bathroom and WC

The whole property needs to be emptied, cleaned and redecorated. The windows are single glazed and the insulation can be improved. The heating is via a town gas boiler (situated in the workshop) but this has not been serviced recently and the vendors make no claim that it functions.
There are attic spaces above, one of which has been converted to make another occasional room.
The property is partially connected to mains drains, leaving one part to upgrade.

EXTERIOR
There is a south facing terrace at the rear of the property which whilst overgrown now, could offer a lovely space for outdoor dining.
Across the road (a no-through road), there is a large garden, again, now overgrown but well planted and with a small water feature.

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