LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A32824AMS16 Price: 94 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (85 455 EUR without fees)

Lovely renovated stone built property, offering 3 bedrooms and two bathrooms, garage, and gardens















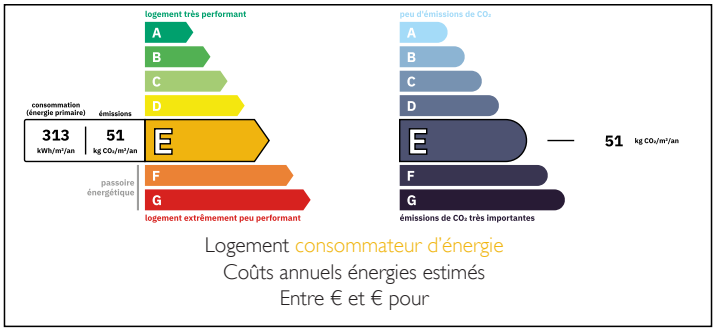
INFORMATION

Town:	Roumazières-Loubert
Department:	Charente
Bed:	3
Bath:	2
Floor:	137 m2
Plot Size:	1153 m2

IN BRIEF

Lovely renovated stone built property situated close to the lively town of Roumazières-Loubert, situated in a small village this property offers: On the ground floor a large open lounge and fitted kitchen with gas boiler providing central heated radiators in all rooms, also access to the rear terrace. The first floor offers a family bathroom and two spacious bedrooms with built in wardrobes. The second floor offers a large open plan master-bedroom with ensuite bathroom and bathtub, and a dressing room. This property also offers a rear terrace and small garden, with an attached barn which has been re-roofed ready for conversion. It also offers an attached garage, and a plot of land opposite the house ideal for a vegetable garden . A property not to be missed .....

ENERGY - DPE



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

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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LOCAL TAXES

Taxe foncière: **381 EUR**

NOTES

DESCRIPTION

Come and discover this lovely modernized 3 bedroom, two bathroom property, situated in a small hamlet close to the lively town of Roumazières-Loubert with all its amenities, and only 49kms from Limoges airport.

This property offers a spacious living area with cosy wood burner, an open fitted kitchen with easy access to the rear newly restored walled terrace area.

The first floor offers two lage bedrooms with built in storage cupboards and a famlily bathroom.

The second floor offers a master-bedroom with ensuite bathroom with a spacious dressing room and views over the neaby lake.

The secluded walled terrace and attached garden is an ideal sun-trap.
This propety also offers the oportunity to create more living space, ideal for a gite rental or bed and breakfast, with an attached barn ready to be developped, with the roof alreay replaced by the previous owner, so one less thing to worry about..

There is also an attached garage/workshop and parking area. This property offers a further plot of land ideal for a potager just over the road opposite the house.

Ready to move into, dont miss this property with its blend of modern comfort and village charm.

Features
Gas central heating
Mains drainage
Close to doctors, schools, sports centres and a golf course

Areas
Living room 30m²
Kitchen 15m²

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