LEGGETT IMMOBILIER INTERNATIONAL

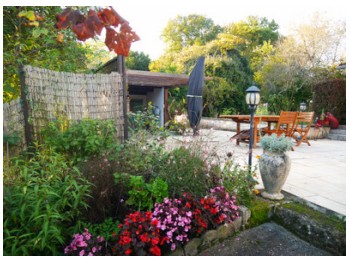
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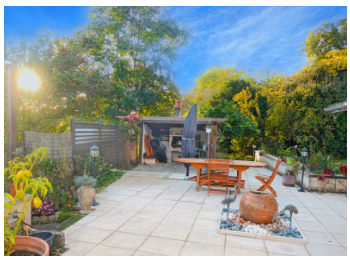
Ref: A33274JM116 Price: 295 698 EUR

agency fees to be paid by the seller

Gorgeous 3 bedroom house near Aubeterre, double garage, beautiful garden and guest house to renovate















INFORMATION

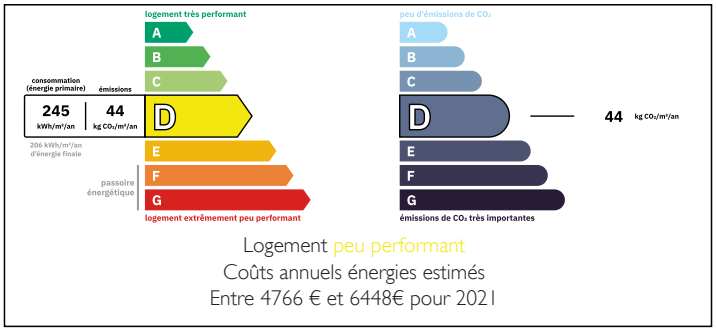
Town:	Laprade
Department:	Charente
Bed:	4
Bath:	2
Floor:	171 m2
Plot Size:	1890 m2

IN BRIEF

This is a delightful property, with lots of opportunities for you to tailor it to your requirements, the potential 4th bedroom is currently a television/play area, not forgetting there is an independent entrance to a possible small guest house or studio. The location couldn't be more perfect; with Aubeterre sur Dronne and its river beach, kayaking, restaurants and boutiques just around the corner.

Under 5kms from a private golf/tennis club, and 14kms from Chalais with train linking Bordeaux to Angouleme making national and international travel especially easy. The garden and terrace have been organised for entertaining and enjoyment. The owners have invested in the property to keep heating costs low, with insulation on walls, double glazing

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4766 € et 6448€ 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.

LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A33274JMI16 Price: 295 698 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**1499 EUR**

NOTES

DESCRIPTION

Passing through gates into the property you have a double garage and the potential guest house approx 20m² on each floor (plumbing in place) on your right, the terrace and a dedicated barbeque area in front of you, choice of garden areas.
An atelier, wood store at the rear of the property.
The house has an entrance porch moving through to an open plan sitting room with wood burning stove 27m² with stairs, entrance to large office 16.5m² on your right and entrance to kitchen 11,9m² on your left with access to a pantry 6m², laundry room 6,4m², the boiler room and back garden. large entrance to dining room 19m² with stairs leading to a playroom overflow bedroom30,4m² including stairs.
Upper floor - halfway landing has a bathroom with WC 5m² leading onto the family shower room. Three bedrooms on the top floor 19,6 including built in cupboards, 9m² and 8,5m². As many walls are insulated and almost all windows double glazed the fuel bill each year is about 1000€ with 3-4 stairs of wood to burn.

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