LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A34486TSM16 Price: 41 600 EUR

agency fees included: 0 € TTC to be paid by the buyer (35 000 EUR without fees)

Cottage to renovate, semi-detached, 3 bedrooms, barn , pretty garden - priced for quick sale!















INFORMATION

Town:	Chabrac
Department:	Charente
Bed:	3
Bath:	2
Floor:	97 m2
Plot Size:	559 m2

IN BRIEF

Situated in a small hamlet just 10 minutes from the towns of Confolens & Chabanais which both have a good range of commerces and just 1km from an automated convenience store. There is no passing traffic apart from the neighbours as the house is on a no through road.

ENERGY - DPE

DPE not required.

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

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LOCAL TAXES

Taxe foncière:	**875 EUR**

NOTES

DESCRIPTION

The property has been empty for the past year as is now in need of some modernisation/renovation inside.

GROUND FLOOR
Kitchen (17.7m²) with pellett woodburner and fitted units
Living room (15.12m²)
Dining room (16.28m²) with staircase
Utility room (3.2m²)
Bathroom (4.6m²) - shower, sink, wc

FIRST FLOOR
Bedroom 1 (11.4m²)
Bedroom 2 (10.84m²)
Bedroom 3 (11.75m²)
Bathroom (7m²) - bath, sink, wc

Rear covered terrace with a well that could be made into a great dining area with a BBQ to one end.

Steps up to the pretty rear garden which has several mature palm trees & banana trees plus the added bonus of a pool. The pool needs a good clean but the pump appears to work and is holding water.

Opposite the house is the stone barn which is big enough to use as a workshop and a garage.

There is parking at the end of the house for a couple of cars.

There is a communal drainage system at the moment but a new individual system will need to be installed.

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