LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A34988CPI17 Price: 152 295 EUR

agency fees included: 7 % TTC to be paid by the buyer (143 000 EUR without fees)

Immaculate town house in heart of market town, 3 bedrooms, currently main house and a separate gite















INFORMATION

Town:	Aulnay
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	140 m2

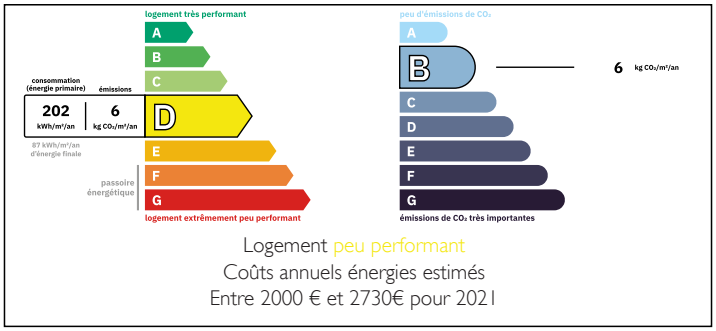
IN BRIEF

Set in. the heart of this popular market town, just a couple of minutes from all shops and restaurants, this characterful property has been split to provide a main house and separate one bedroom property. Each side has living space, kitchen and bathroom. The main house also benefits from a small private terrace with a summer house/workshop on one side.

The two parts could be reconnected at ground floor and first floor levels.

The property is fully double glazed, and is on mains drainage. There is an opportunity to extend into the loft if required. Recently renovated to a good standard, care has been taken to retain original features (wooden floors, exposed stone walls, tiled floors.)

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2000 € et 2730€ 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.

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LOCAL TAXES

Taxe foncière: **2170 EUR**

NOTES

DESCRIPTION

In more detail:

Main house

Ground floor:
ENTRANCE HALL (6m2) - tiled with door to living room and stairs to first floor
LIVING ROOM (18m2) tiled floor through arch to KITCHEN (11m2) exposed stone wall, fitted units, door to terrace

First floor:
LANDING
BEDROOM 1 (12m2)
SHOWER ROOM (5m2) shower, WC
BEDROOM 2 (9m2)
STUDY / BEDROOM 3 (8m2)

COURTYARD
SUMMER HOUSE / WORKSHOP (8m2)

Guest house

Ground floor:
KITCHEN stairs to first floor
LIVING ROOM (20m2) with fireplace (currently closed)

First floor:
LANDING
SHOWER ROOM (4m2) Shower, WC
BEDROOM (14m2)

All measurements approximate

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