LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A36242VC16 Price: 295 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (276 000 EUR without fees)

Detached, single storey living in walking distance of a town with all amenities. Large flat gardens.















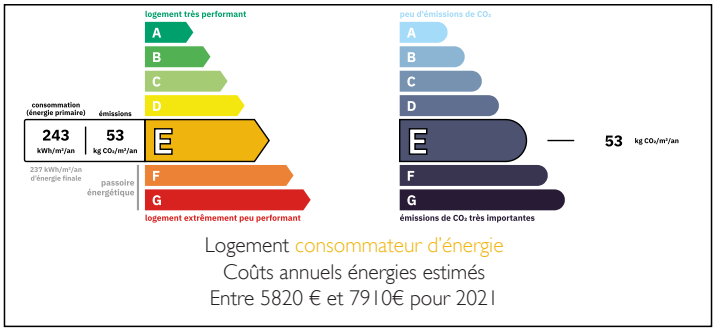
INFORMATION

Town:	Aigre
Department:	Charente
Bed:	5
Bath:	4
Floor:	285 m2
Plot Size:	5073 m2

IN BRIEF

This home is situated in Aigre, a market town with local shops, restaurants, medical centre and schools. It is bright and spacious, partially on one level with guest rooms. The property has large gardens to the front and rear with a wooded area and a stream.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5820 € et 7910€ 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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NOTES

DESCRIPTION

In greater details :
Ground floor
Enter the property to a large entrance hall (16m2) with marble tiled floor and a corridor. From the hallway are a WC, with wash hand basin and an office (12m2).

The living room / dining area (46m2) overlooks the garden with 2 sets of double doors the floor is oak parquet and the room has a charentaise fireplace with open grate. A side door leads to the conservatory (25m2) with tiled floor and sliding patio doors to garden and separate door to integral double garage from which are further rooms.

The kitchen has fitted units (27m2) tiled floor. Door providing access into double garage.

Bedroom 1, (13m2) with shower room. Bedroom 2, (14m2) with shower room. Master Bedroom 3 (16m2) with french doors to front garden and built in wardrobes. En-suite bathroom (10m2) with sink, WC, bath, shower & bidet. Bedroom / dressing room. 13m2. Built in over bed storage and wardrobes. Separate WC.

First Floor - Guest rooms with 2 bedrooms (22m), (15m2), shower room and storage area

Attached integral double garage. With area housing the central heating boiler. Small wine store / cave.
Laundry Room with Sink

The property has large, mature landscpaed gardens with an abundance of mature trees, shrubs and plants. There is also a summer house, used for storage and an above ground pool. Ample off road parking and can accomodate a camper van.
Other information:
Mains drains,
Wood secondary glazing
Walking distance to shops,...