LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A36449SE16 Price: 105 000 EUR

agency fees included: 0 % TTC to be paid by the buyer (116 000 EUR without fees)

Pretty detached stone cottage with enclosed garden in French hamlet.















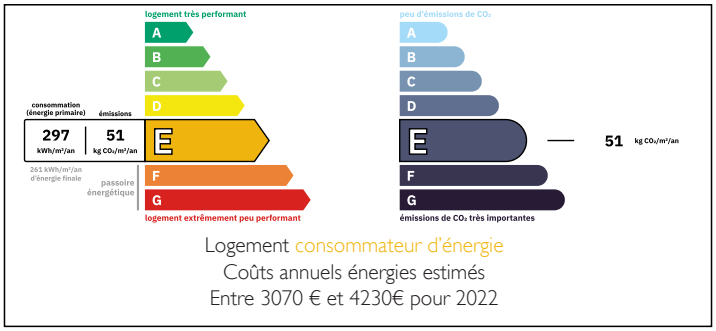
INFORMATION

Town:	Luxé
Department:	Charente
Bed:	3
Bath:	1
Floor:	98 m2
Plot Size:	480 m2

IN BRIEF

Idealic picturesque detached stone cottage with 2.5 bedrooms, mezzanine space and lovely traditional living space with modern twist. Enclosed garden. Only 3 kms from one of the regions most well-known gourmet restaurants and rural railway station. Angouleme, Bordeaux, Poitiers and Limoges for travel are all within 30 minutes to 2 hours drive.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3070 € et 4230€ pour 2022

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: **900 EUR**

NOTES

DESCRIPTION

Vehicle entrance into the main courtyard for private parking. Rear garden private and a blank canvas for planting. Small out building for storage.

The main door enters directly into the Sitting Room 36m² with beautiful stone paved floor and wood burner.
Stairs leading to Mezzanine level and 2 small bedrooms 6m² and 9m² approximately each with velux window.

Back on the ground floor a door from the Sitting Room leads to a separate Kitchen of approx 9m² with porch to the rear garden and private terrace area.
The 3rd Bedroom 9.5m² is also on the ground floor and leads through to a shower room and WC

Outside there is an area designated for a Hot Tub should you wish to put one in - electric points ready

There is lawned area and various seating areas for sun traps or a little cool shade as required.

A charming lot at a reasonable price ready to go for your typical Rural French getaway.

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