LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A36652JMI16 Price: 125 000 EUR

agency fees to be paid by the seller

Under Offer 3-bedrm House, with terrace within the Park of Chat. de Charras – maintained co property















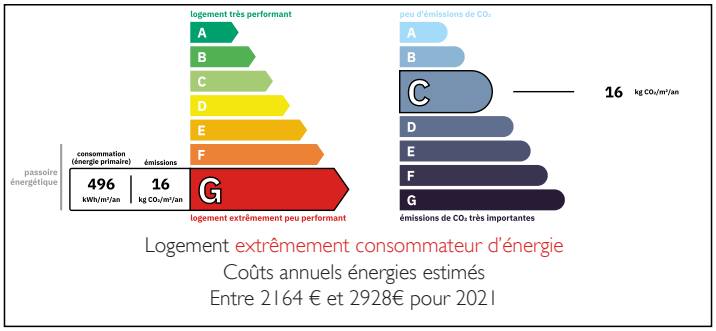
INFORMATION

Town:	Charras
Department:	Charente
Bed:	3
Bath:	1
Floor:	76 m2
Plot Size:	40 m2

IN BRIEF

Delightful house with private terrace in the grounds of the lovely Chateau de Charras – benefiting from the conviviality of being one of the property owners within this well run and well organised Park, a large well-maintained heated pool for all owners and their guests and a tennis court amongst other activities. In the village of Charras there is a small shop with post office, hairdresser a popular café-restaurant and boulangerie. Nearby you have a number of lovely small market towns: 10mins from market town of Marthon and 16kms from Villebois Lavalette. 28kms from the dynamic town of Angouleme, with fun festivals and the fast train linking Bordeaux and Paris making national and international travel extremely easy.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2164 € et 2928€ 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.

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.
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DESCRIPTION

Entering the house you arrive in the open kitchen 17m² on to the sitting room 17.5m² with stone fireplace and wood burning stove – direct access to walled courtyard garden on up to the first floor with bathroom/wc and two double bedrooms 11m² and 18.5m². The second floor has the third bedroom10;6M² and a storage area under the eaves.

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

NOTES

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