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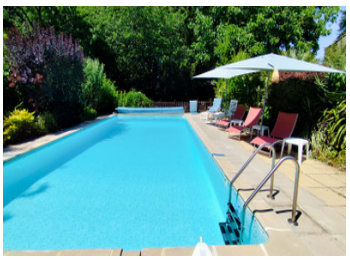
www.frenchestateagents.com

Ref: A37849HUM16 Price: 299 600 EUR

agency fees included: 7 % TTC to be paid by the buyer (280 000 EUR without fees)

Charming 4 bed detached Property with two 2-bedroom Gites, in a Village Location.















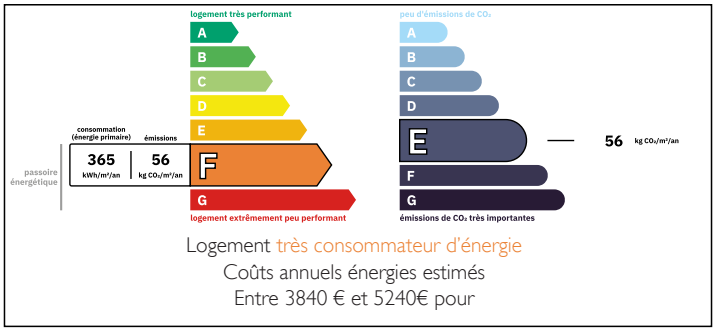
INFORMATION

Town:	Agris
Department:	Charente
Bed:	8
Bath:	4
Floor:	280 m2
Plot Size:	10141 m2

IN BRIEF

Ideally situated within walking distance of the village bar, restaurant, and primary school, this versatile property is just a 10-minute drive from the popular town of La Rochefoucauld, offering all of the essential amenities, bars and restaurants.

ENERGY - DPE



Logement très consommateur d'énergie
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Entre 3840 € et 5240€ pour

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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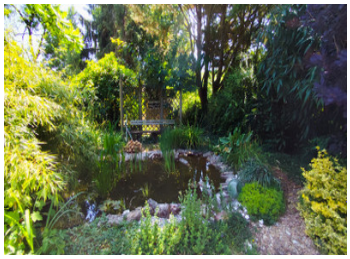
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LOCAL TAXES

Taxe foncière:	**2650 EUR**

NOTES

DESCRIPTION

The main house offers spacious family accommodation with four bedrooms and one bathroom on the first floor. The ground floor features a well-proportioned kitchen, a larder, a guests W.C. a separate dining room, and a cosy lounge with a feature a fireplace and wood-burning stove.
A charming courtyard offers ample parking while to the rear, a covered dining terrace with views of the swimming pool, provides the perfect spot for outdoor dining.

In addition to the main house there are two 2-bedroomed gites. Both are currently rented on a seasonal and short-term basis, offering excellent income potential.

The grounds are equally impressive, featuring a formal landscaped garden, a separate vegetable garden with raised beds, and a generously sized swimming pool with a sun terrace. Additional amenities include games rooms with a bar, as well as several workshops and storage outbuildings.

The main house benifits from gas fired central heating.

This property is perfect for those looking for a spacious home with business potential or a residence for a large family in a peaceful setting.

Limoges Airport is approximately 75km from the property.

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