LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A37878NGA16 Price: 178 000 EUR

agency fees included: 0 % TTC to be paid by the buyer (180 000 EUR without fees)

Nice house with garage and garden, all amenities nearby.















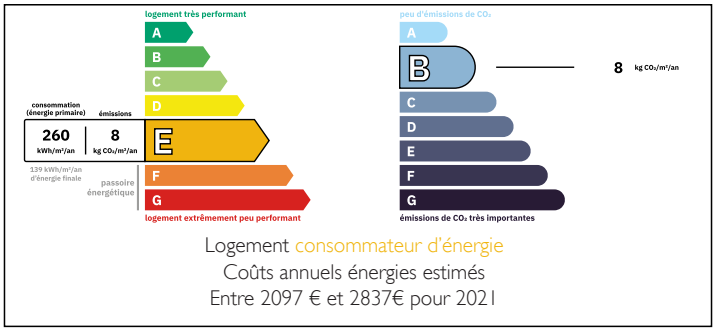
INFORMATION

Town:	Dignac
Department:	Charente
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	1000 m2

IN BRIEF

Nice house with a basement of approximately 120 m² of living space, with 3 bedrooms. Land of about 1000 m² surrounding it. Located in the village of DIGNAC, amenities and bus services on walking distance.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2097 € et 2837€ 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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LOCAL TAXES

Taxe foncière:	**954 EUR**

NOTES

DESCRIPTION

The house consists of:

On the garden level:

- LIVING ROOM of 31 m² with a fireplace opening onto a
- FURNISHED and EQUIPPED KITCHEN of 8.5 m² (with direct access to the garden at the back of the house)
- PANTRY 5.5 m²
- HALLWAY leading to the sleeping area with
- BEDROOM 1 of 13 m²
- BEDROOM 2 of 13 m²
- BATHROOM of 7 m² with shower
- TOILET
- VERANDA of 12.5 m² (adjacent to the living room)

TOTAL semi-buried BASEMENT:

- GARAGE of 37.5 m² fully tiled
- HALL of 12.5 m²
- KITCHEN 11.5 m²
- ROOM (BEDROOM 3) 13.5 m²
- HALL
- TOILET
- SHOWER ROOM
- CELLAR of 6 m²

All around the house is a nice landscaped area of nearly 1000 m², fully enclosed with an electric gate and parking spaces.

Heating: electric (ceiling) + living room fireplace
Double glazing
Sewer connection : main drains

Ideal location close to all services and shops, 10 minutes from the commercial area of La Jaufertie and 17 km from ANGOULÊME.

Information about risks to which this property is...

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