LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A37959MLO16 Price: 99 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (90 000 EUR without fees)

TWO charming stone cottages in a quiet hamlet near to beautiful1 lakes and walks.















INFORMATION

Town:	Lésignac-Durand
Department:	Charente
Bed:	4
Bath:	2
Floor:	71 m2
Plot Size:	1209 m2

IN BRIEF

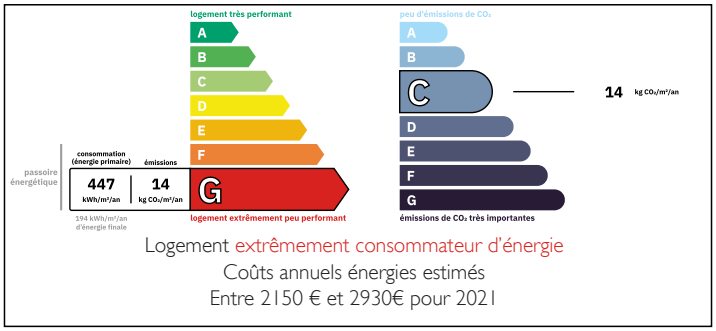
Two lovely stone houses, the first a 2 bedroom house in a quiet hamlet with friendly neighbours ready to move into. Adjacent to a larger second cottage to finish renovating, most of the works already well advanced (including septic tank). With 2 bedrooms and access to a private garden to the rear.

A few minutes drive to the village of Massignac with village shop, pharmacy, boulangerie, cafe, restaurant and michelin star restaurant, hairdressers, & medical centre.

In close proximity to lakes of the haute Charente with fishing, boating, beaches, swimming, activities and restaurants.

Holiday let potential or independent lodgings for family and friends.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2150 € et 2930€ 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

Property one which is in a good condition and fully habitable consists of: ground floor fully fitted kitchen and open plan sitting room, dining area 36m², double glazed doors to private back garden, built in storage cupboard with hot water tank, all windows double glazed.
Upstairs two bedrooms 11 & 12m² leading off landing of 7m², bathroom with WC 5m²
Habitable surface 71m²

Property two, which is attached next door and requires finishing the renovation works already well under way, comprises on the ground floor an entrance into a large open plan sitting, dining room 39m² with open fireplace and glass double doors to the garden, 2 steps up to the new fitted kitchen 13m² with built in appliances and featuring 'Belfast' type double sink, double doors to walk in pantry with modern shelving 6m², back hallway with heating controls , WC and access to the back garden.
A traditional wooden staircase leads from the sitting/dining area to the first floor, 2 bedrooms one 18m² with it's own bathroom & WC 8m², laundry room 8m², family bathroom to be completed 10m², pull down attic ladder to possibly 3rd mezzanine style bedroom 13m². 120m² fully renovated.

There was s a barn attached to cottage which has been demolished and needing to be cleared, potential for another structure, garage, covered terrace, recycling stone walls etc.
A generous garden area of 1100m², a blank canvas at the moment.
There is parking at the side of the house
Angouleme TGV high speed train station and...