LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38134ASO16 Price: 103 000 EUR

agency fees included: 0 % TTC to be paid by the buyer (100 000 EUR without fees)

Nice stone property, with house, barn, other outbuildings, large garden, and countryside views.















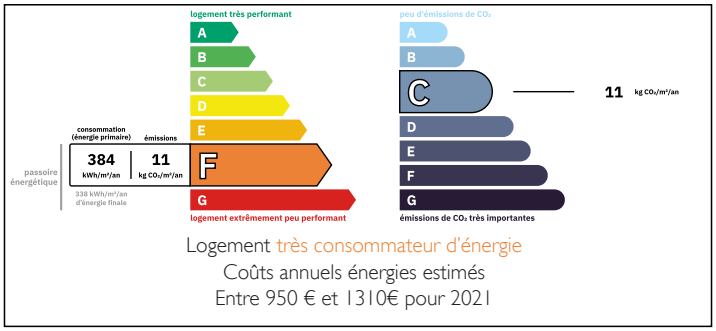
INFORMATION

Town:	Marthon
Department:	Charente
Bed:	2
Bath:	1
Floor:	60 m2
Plot Size:	4707 m2

IN BRIEF

Located in the middle of its grounds, in a quiet hamlet, this stone property offers a house with a living room/kitchen, shower room/toilet, and two bedrooms, covering approximately 65m2, an adjoining barn and a separate hangar, a cottage to renovate, all set on a plot of about 4700m2, with a well and fruit trees.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 950 € et 1310€ 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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LOCAL TAXES

Taxe foncière:	**304 EUR**

NOTES

DESCRIPTION

The house offers on the ground floor:

- a LIVING ROOM / KITCHEN of 26m2
- a BATHROOM / WC (5m2)

On the first floor (under the eaves):

- a BEDROOM of 16m2 on the floor leading to
- a BEDROOM of 17m2 on the floor

Attached to the house is a barn of about 100m2 on the ground.
Facing the house are a shed of 60m² as well as a small house of about 50m² to be fully renovated.

Heating: wood stove and electric
Double glazing, septic tank redone, roof of the barn and house 20 years old.

A pleasant garden of about 4700 m2 with trees surrounds the property.

Beautiful opportunity for evolving renovation in a quiet hamlet, 4km from MARTHON for the first amenities and 30 km from ANGOULEME.

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