LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38436DGE16 Price: 145 000 EUR

agency fees to be paid by the seller

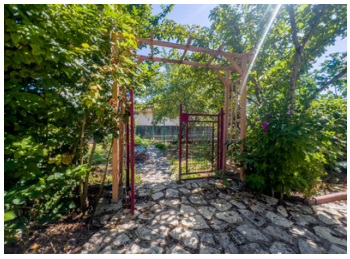
Detached house 130m , 3 bedrooms, 2 living areas and kitchens, enclosed grounds, all amenities walking distanc















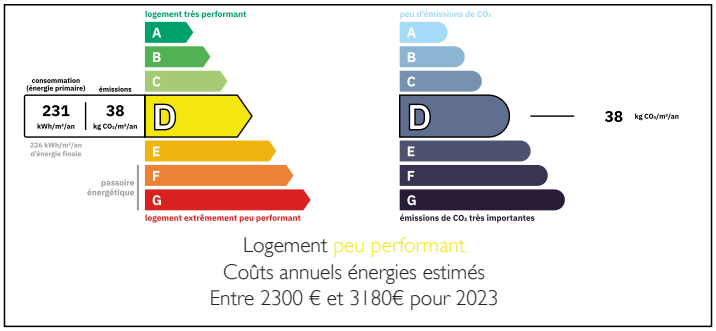
INFORMATION

Town:	Gond-Pontouvre
Department:	Charente
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	571 m2

IN BRIEF

Pleasant 60's stone detached house on 2 levels, flat, wooded and enclosed grounds, close to all amenities (shops, schools) with bus stop nearby.
Bright living room, full basement, restoration will reveal the full potential of this lovely house.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2300 € et 3180€ pour 2023

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

The house comprises, on the first floor:
- Entrance hall
- Large, bright living room (24m²)
- Kitchen (8.6m²)
- Bathroom with Italian shower
- WC
- Bedroom 1 (10.5m²)
- Bedroom 2 (9.5m²)

The garden level, with 2 separate entrances (at the front and rear of the house) comprises:
- Living room in place of the former garage (27m²) with tubed stove
- Large kitchen area (20m²) with cupboards and staircase to first floor
- Shower room with WC
- Cellar/storeroom (4.7m²)

Note the presence of a workshop (16m²) with access to a large covered terrace with barbecue at the rear of the house, and a carport of 16m².

Fenced, wooded, flat 571m² plot
City gas heating
Mains drainage
Double glazing everywhere except 2 windows downstairs
Regular bus line with bus stops nearby
Schools and shops within walking distance

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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