LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A39047SE16 Price: 94 995 EUR

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

Again available - 3 bed village house with basement sous-sol, garage and enclosed garden















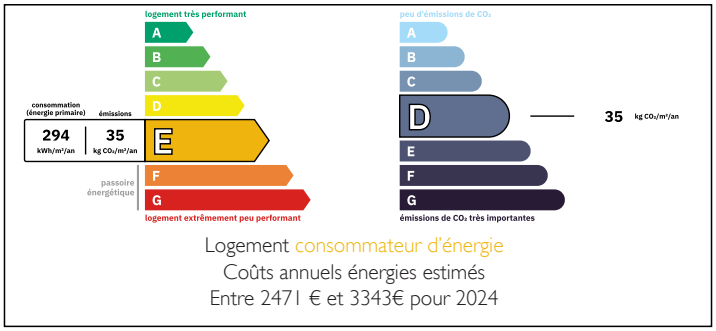
INFORMATION

Town:	Aigre
Department:	Charente
Bed:	3
Bath:	1
Floor:	107 m2
Plot Size:	1381 m2

IN BRIEF

This detached 1980's bungalow over basement offers tidy 3 bedroom accommodation with modern fitted kitchen and light open plan living room. Plenty of space for hobby rooms or workshop. Garage and enclosed garden with vehicule access onto driveway. Easy walking distance or cycling into the market town of Aigre with all amenities and schools.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2471 € et 3343€ pour 2024

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:	**856 EUR**
Taxe habitation:	**483 EUR**

NOTES

DESCRIPTION

The main entrance is via a large sun terrace and barbecue area with exterior doors leading to the kitchen and living rooms. Floor tiles throughout and central heating.

Entrance leading to
Kitchen
Sitting room, open plan to
Dining room
Hallway with cupboards
WC
Bathroom with bath and shower
Door from hallway to 3 bedrooms each of approximately

Door to basement stairs.
There are 3 large rooms and 2 smaller rooms for storage in the basement. Plenty of space for hobby rooms (train set perhaps ?)

The large enclosed garden goes all around the house.

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