LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39230TRE16 Price: 85 000 EUR

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

Charming Stone House with Spacious Garden and Outbuildings in a Historic Village















INFORMATION

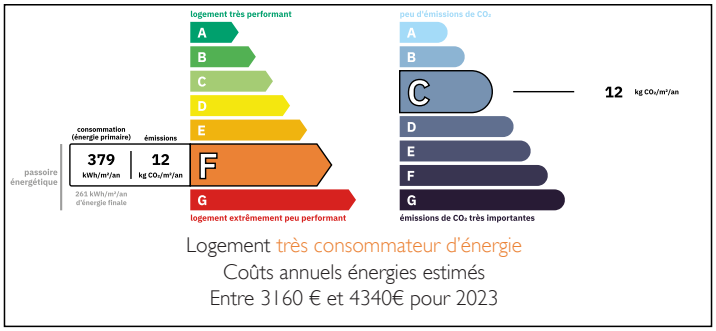
Town:	Empuré
Department:	Charente
Bed:	4
Bath:	2
Floor:	145 m2
Plot Size:	3369 m2

IN BRIEF

Situated in a peaceful village, this spacious four-bedroom home offers a blend of character, comfort, and convenience. With generous living space, two bathrooms, a range of useful outbuildings, and gardens to the front and rear, it is ideally placed for easy access to amenities in nearby Villefagnan and Ruffec. Excellent road, rail, and air links make this property perfect as a permanent residence or a holiday retreat.

This property requires a septic tank upgrade and would benefit from a general renovation and upgrade.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 3160 € et 4340€ 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.

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LOCAL TAXES

Taxe foncière: **1247 EUR**

NOTES

DESCRIPTION

Located a charming Charente village, this delightful property provides comfortable family accommodation over two floors.

On the ground floor, the entrance hall leads to a well-sized kitchen, a dining room, and a shower room. Heating is provided by electric radiators.

The first floor offers four bedrooms, a central landing, and an additional shower room.

Outside, there is a courtyard to the front and a large rear garden, as well as a cellar, hangar, and barn. An additional garden is located opposite the house, across the quiet village road.

Location & Amenities

The property enjoys a tranquil rural setting while being just 5 minutes' drive from Villefagnan, which offers local shops, a bakery, schools, and essential services. The market town of Ruffec (16700) is approximately 15 minutes away, providing supermarkets, a hospital, restaurants, and a railway station with direct links to Angoulême and Poitiers, offering high-speed TGV connections to Paris and Bordeaux.

Transport Links

The property is within easy reach of the N10, offering fast road access to Angoulême to the south and Poitiers to the north. Poitiers-Biard Airport (approx. 1 hr 10 mins) and Limoges Airport (approx. 1 hr 30 mins) both provide regular flights to the UK and other European destinations.

This is an excellent opportunity to acquire a well-positioned property with scope for personalization, in a welcoming Charente village with excellent transport connections.

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