LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39270NGA16 Price: 85 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (78 000 EUR without fees)

Lovely Village house with outbuildings and garden.















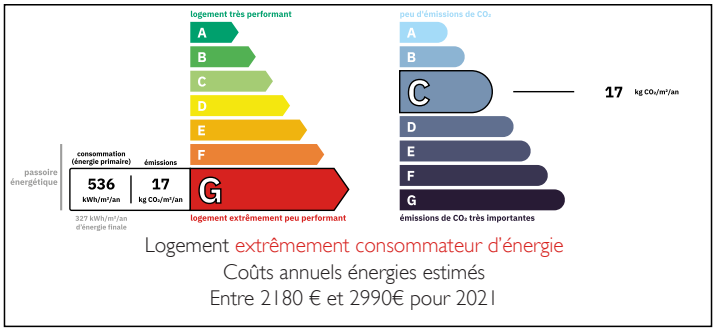

## INFORMATION

| | |
|---|---|
| Town: | Charras |
| Department: | Charente |
| Bed: | 2 |
| Bath: | 1 |
| Floor: | 85 m2 |
| Plot Size: | 400 m2 |

## IN BRIEF

Great potential for this stone house with its adjoining barns, currently comprising, over three levels: kitchen/dining room, living room, bedroom with bathroom and toilet, office, pantry with toilet and boiler room. Two adjoining barns offer many possibilities for additional living space. A pleasant adjoining garden with views over the countryside completes the property.

## ENERGY - DPE




Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2180 € et 2990€ 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.

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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr







## LOCAL TAXES

| | |
|---|---|
| **Taxe foncière:** | **198 EUR** |
| **Taxe habitation:** | **78 EUR** |

## NOTES

## DESCRIPTION

The house, semi-detached on one side (by the barn), consists of:

-Ground floor: DINING ROOM/KITCHEN 24m² with wood stove
-First floor: LIVING ROOM with old flooring 24m²
-Second floor: BEDROOM with bathroom/toilet of 24m² on floor

The kitchen gives access to a pantry area with toilet and BOILER ROOM (approximately 20m²)

On each side of the house there are:

-a BARN of approximately 32m² with a part converted into a WORKSHOP/OFFICE of 15m²
-a BARN of nearly 60m² offering enough height to be used on two levels.

An adjoining land of nearly 400m² is located in front of the house and offers parking space and a garden.

Located in a quiet area of the village with some amenities within walking distance (restaurant, grocery store, boulangerie..), this house offers you the possibility of a charming home in the countryside!

ANGOULEME 28km away.

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