LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39446CGL16 Price: 41 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (35 000 EUR without fees)

Charming stone house in need of renovation. 2 bedrooms. Garage. Terrace. Nearby land not attached. Single stor







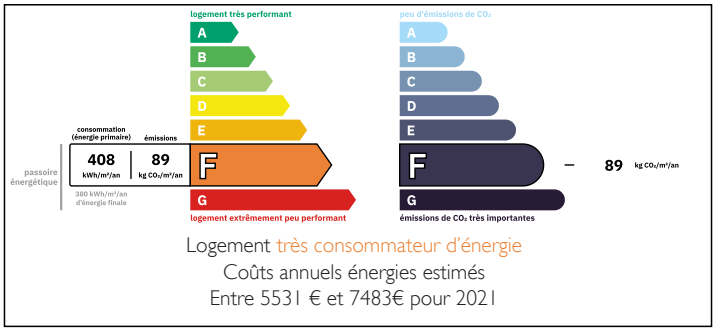








ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 5531 € et 7483€ pour 2021

INFORMATION

Town:	Ventouse
Department:	Charente
Bed:	2
Bath:	2
Floor:	135 m2
Plot Size:	1531 m2

IN BRIEF

UNDER OFFER. In a quiet and bucolic hamlet, this house with 2 bedrooms, 2 bathrooms, a beautiful living room and kitchen is just waiting to be taken over. It is a very interesting and reasonable renovation project.
It already has double-glazed windows, a pellet stove and central heating with an oil-fired boiler.

A wooden terrace in front of the house (in need of restoration) allows you to enjoy the outdoors in both shade and sun. Its adjoining garage is very practical.
A second small guest house just opposite could complete your new project.
From the house, you can simply enjoy the beauty and tranquillity of the Charente countryside and its footpaths.
The bonus: a 1,327 m² plot of meadowland just a few dozen metres from the house is included in this sale.

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

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DESCRIPTION

*THE HOUSE comprises:

GROUND FLOOR
- Living/dining room with wood-burning stove: 32 m²
- Kitchen: 18 m²
- Bedroom: 10 m² with bathroom: 3.2 m²
- Toilet
- Boiler room/laundry room: 7 m²

FIRST FLOOR
- Mezzanine area: 5.7 m²
- Bedroom with shower room: 18 m²

*Attached and connecting garage: 22 m²
*Terrace in front of the house
*Non-attached meadow plot: 1327 m² (a few dozen metres away)

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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