LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39450CGL16 Price: 104 500 EUR

agency fees included: 10 % TTC to be paid by the buyer (95 000 EUR without fees)

Charming spacious stone house to renovate. 5 bedrooms. Study. Garden. Garage and outbuildings. Single-storey.







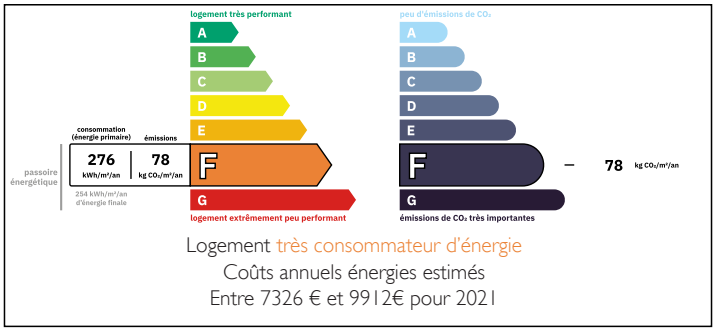








ENERGY - DPE



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Coûts annuels énergies estimés
Entre 7326 € et 9912€ pour 2021

INFORMATION

Town:	Ventouse
Department:	Charente
Bed:	5
Bath:	2
Floor:	220 m2
Plot Size:	933 m2

IN BRIEF

An ideal family home and/or holiday home in a charming Charente hamlet!
Left untended for several years, this large house could, after some renovation work, once again become a comfortable and spacious place to welcome family, friends or guests. With its five bedrooms, large living/dining room with fireplace insert and two beautiful living rooms upstairs, you can easily turn this house into a warm and welcoming place. All the windows in the house are double-glazed, the house has central heating and the upstairs rooms have beautiful old parquet flooring.

The wooded garden at the rear of the house has some lovely surprises in store for you: completely private and wooded, it is ideal for enjoying lovely evenings together!
A 28 m² garage is attached, and a 28 m² outbuilding could be converted into a workshop or a space to be...

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:

GROUND FLOOR
- Entrance hall/corridor: 14 m²
- Open-plan kitchen: 16 m²
- Living/dining room: 41 m²
- three bedrooms: 15, 13 and 17 m²
- a bathroom: 4.7 m²
- a WC

FIRST FLOOR
- a landing: 8 m²
- two bedrooms, one with a balcony: 11 and 17 m²
- a large study: 28 m²
- a large living room/lounge: 31 m²
- a WC
- a former shower room: 5.5 m²
- an attic room: 4 m²

NOTES

*GARAGE
*OUTBUILDING: 20 m² and SHED
*GARDEN ADJACENT to the rear of the house

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

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