LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40073NGA16 Price: 47 500 EUR

agency fees to be paid by the seller

Stone village property, with outbuilding and small garden.

EXCLUSIVE















INFORMATION

Town:	Torsac
Department:	Charente
Bed:	1
Bath:	1
Floor:	50 m2
Plot Size:	50 m2

IN BRIEF

Beautiful evolutionary potential for this stone house, located in a small quiet hamlet, currently comprising a living room with a mezzanine bedroom, a shower area with a toilet, and a kitchen area. Adjacent room with convertible attic. Barn/workshop. Small garden in front and on the side of the house.

ENERGY - DPE

DPE not required.

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 consists of:

-LIVING ROOM with kitchen corner and shower/wc space: 22m²
-MEZZANINE BEDROOM: 22m² on the floor
-ADJOINING ROOM 22m² with convertible attic
-WORKSHOP 11m²
-BARN 30m²

Garden at the front and side of the house offering outdoor space and parking.

Roof recently redone.

Located in a quiet hamlet, this house, needing renovations, offers you the possibility of a charming country home!

ANGOULEME 17km 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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