LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A40244VC16 Price: 70 500 EUR

agency fees to be paid by the seller

A hidden gem ! Two bed property in the sought after village of Fouqueure, Charente.

EXCLUSIVE















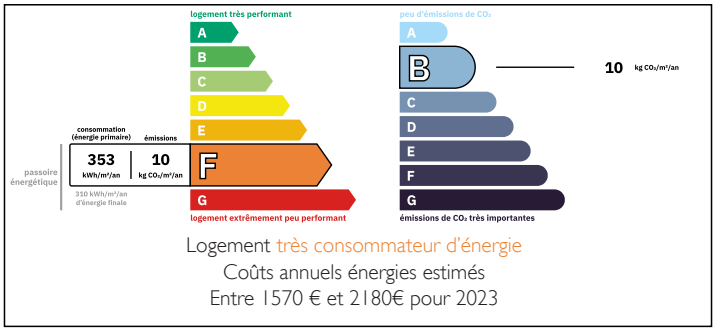
INFORMATION

Town:	Fouqueure
Department:	Charente
Bed:	2
Bath:	2
Floor:	96 m2
Plot Size:	308 m2

IN BRIEF

Under offer. - Viewing is highly recommended for this lovely property which is ready to move into. The key features are the tranquillity of the area, not far from amenities, a pretty house and outside enclosed space, room to park a camper van. Inside there is a large living room, two bedrooms and two bathrooms.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 1570 € et 2180€ 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:	**705 EUR**

NOTES

DESCRIPTION

In greater detail :
The kitchen has fully fitted cream units, tiled floor and a stable front door to the courtyard.
Lounge with a large wood burning fire, beams and wood effect floor. It is a bright room, cosy in winter and cool in summer thanks to the thick stone walls.
Ground floor shower room, with a large shower, sink and WC.
Store room / workspace, with a cemented floor. An exterior door leads to the rear of the property and a side road.
On the first floor,
Bedrooms 1 with a feature fireplace and wooden floors.
Bedroom 2 with wooden floors.
Landing area suitable for an office or reading area.
Shower room, with power shower, sink and WC.
Storage room.
A further room used for storage, which is a blank canvas and a good size for a 3rd bedroom. The room presently doesn't have natural light, it has electricity and stone walls.
Across the lane from the house is a large gravelled courtyard garden which is fully walled and secluded with double gates and a single gate.

Other information, the property has a fosse septic which does not conform.
Fully double-glazed windows and front door
Roof replaced by the owners
Total m2 habitable 95.71 m2
Size of the separate courtyard 155 m2

Room sizes
Kitchen 11.41m2
Lounge 20.83m2
Ground floor shower room 5.84 m2
Hallway 2.71m2
Store room 24m2

First Floor
Bedroom 1 - 10.40m2
Bedroom 2 - 17.43m2