LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A40410SE16 Price: 110 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (101 000 EUR without fees)

3 Bedroom Village house on secure complex with pool and enclosed gardens

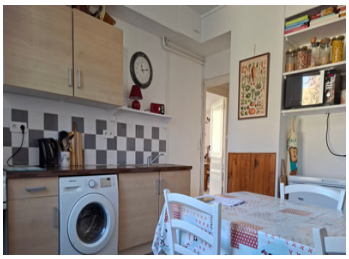


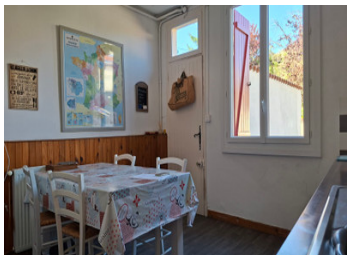












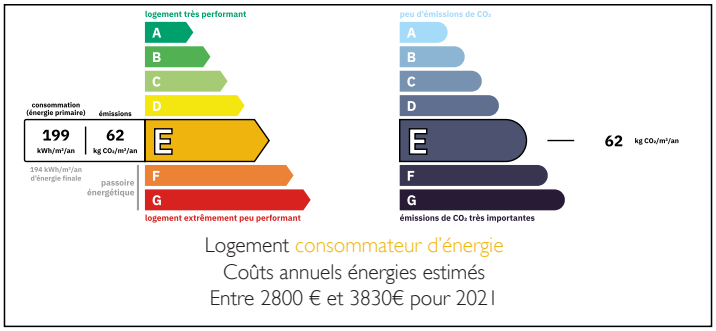
INFORMATION

Town:	Fouqueure
Department:	Charente
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	1000 m2

IN BRIEF

Pool and gardens for this price ! This lovely 3 bedroom house is available to live in throughout the year or to rent out for investment. This ensemble is a very attractive opportunity set within a welcoming village and rural community near to tourist amenities and everyday needs. New roof in 2025 and conforming drainage. This property comes with private parking space and shared barn and games room.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2800 € et 3830€ 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

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DESCRIPTION

The house on the edge of the complex offers:
Kitchen 12m² fully fitted - door to exterior
Boiler room with oil boiler and storage shelves
Internal hallway with stairs
Living / Dining Room 40m² with large picture windows and French doors to private courtyard garden. This room also offers an open fireplace.

1st Floor landing leading to :
3 double bedrooms again each with large windows offering light and airy rooms
Bathroom with bath and shower over, sink
WC with handbasin

Stairs continue to the attic which could be further exploited if desired.

All openings are double-glazed with shutters
The roof was renewed early in 2025

There is a residents association with AGM reports and a management committee for caretaking and accounts for all the communal parts of this 5 house complex. The pool and gardens are managed and kept in order by the committe with annual charges.

Co-owned building of 11 units
Provisional annual charges: 700€

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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