LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40669SE16 Price: 70 000 EUR

agency fees to be paid by the seller

SOLD - Detached spacious French Farmhouse with enclosed half acre of land and river side plot















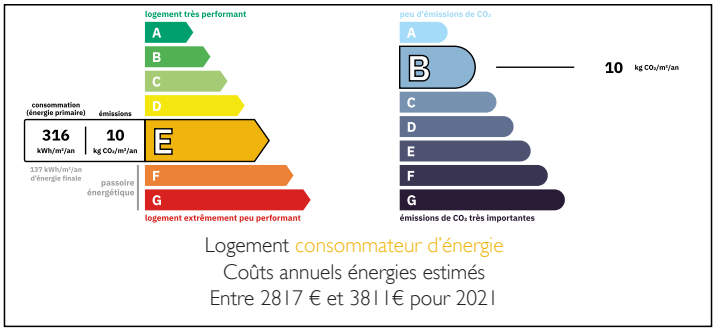
INFORMATION

Town:	Luxé
Department:	Charente
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	3225 m2

IN BRIEF

SOLD - Its a project but with many attractive aspects, detached, large garden with fruit trees, quiet neighbourhood, riverside plot within 2 minutes walk, buildings for storage and workshop. This quirky gem is ready to exploit but perfectly habitable offering kitchen, Living room, 3 bedrooms, Bathroom, WC, large garage and beautiful garden.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2817 € et 3811€ 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.

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LOCAL TAXES

Taxe foncière:	**469 EUR**

NOTES

DESCRIPTION

Don't expect the world on a stick, there is work here to do ! Priced to sell.

Gated entrance leads up to front of house with ample parking and attached garage.

Entrance hall 7m²
Kitchen 18.5m² to the left of the entrance which in turn leads through to the
Dining Room 24m² with double doors to
Living Room 20m² with double doors to exterior garden to rear of property
These 2 rooms could be knocked into one beautiful large living room if desired

Back to the entrance hall, there is a door to the right leading to the garage and workshop areas.

Bedrooms are accessed from the main entrance via a small flight of steps to a mid-level hallway.
WC
3 good sized double bedrooms each of approx 13.5m² with windows opening onto back garden
Bathroom 10m² approx, at the end of the hall way

Outside, the large garden is mainly kept to lawn but has a good selection of mature fruit trees and areas for growing vegetables and planting. There is a selection of small outbuildings for tools and storage.

The pedestrian lane to the side of the house leads down to the river side plot
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

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