LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40775SVA16 Price: 113 500 EUR

agency fees to be paid by the seller

3 bedroom house in quiet village setting with 2 bedroom granny flat, garden, garage. Solar panel water heating















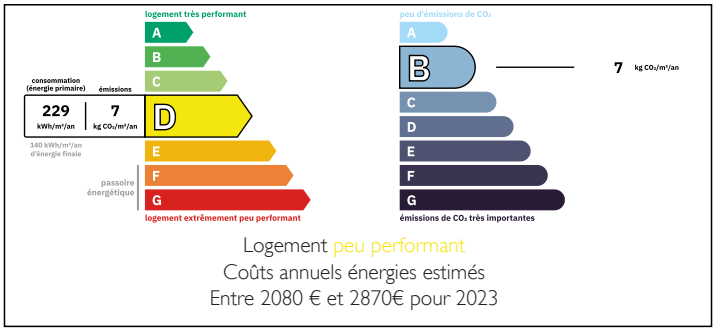
INFORMATION

Town:	Cherves-Châtelars
Department:	Charente
Bed:	4
Bath:	2
Floor:	146 m2
Plot Size:	546 m2

IN BRIEF

Large detached house on a village square with open views on the surrounding countryside. 180m² of living space, superb single floor with 5 rooms and kitchen centred around a spacious hallway with extended balconies at the front of the house overlooking trees and the horizon and at the rear overlooking the garden. All this situated above the ground floor independent apartment with 2 rooms and shower room, garage, basement and utility room. Roof space of 120m². Solar panels generating all the hot water requirements for the house.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2080 € et 2870€ 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.

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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LOCAL TAXES

Taxe foncière:	**946 EUR**

NOTES

DESCRIPTION

Impressive front entrance of 4.3m², large front door light filed from the overhead glass bricks, 6 stone steps lead up to the main floor with 5 rooms and kitchen of 15m².

Salon of 18.5m² with parquet floor and wood burning stove, connecting doors to a study/bedroom of 10m², a bedroom of 14m², all with access to the balcony at the front of the house with overlooking views and a beautiful blue weeping cedar tree.

Bedroom of 13m² and salon/bedroom of 11m² with access to the balcony overlooking the garden. Excellent bathroom with period fixtures 7.2m², separate WC. Each room leads off from a spacious central hallway (21m²) with inbuilt storage, attractive wood flooring and access to the loft space of 122m², tidy and clean chestnut parquet.

The lower ground floor has a basement storage space of 11m², and utility room of 16m² leading to the full length garage of 34m², access from the front of the house to the rear garden, giving access to a second independent apartment with a bedroom of 10m², bedroom/salon/kichenette 14m², spacious hallway 11m², shower room 5m² and separate WC.

The garden is a manageable 500m²

This solid stone house was built in 1969 in the village of Cherves-Châtelars, the larger towns of La Rochefoucauld, Chabanais and Chasseneuil within easy reach for restaurants, shopping, health services. Airport of Limoges 50 minutes way. An idilic setting in the Charente with a multitude of activities, walks, golfing, fishing, swimming lakes and rural life to be...

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