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Ref: A40812REM16 Price: 32 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (26 000 EUR without fees)

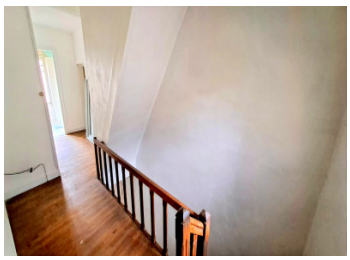
3 bedroom house, with office, kitchen,lounge, large attic and garage















INFORMATION

Town:	Saulgond
Department:	Charente
Bed:	3
Bath:	1
Floor:	79 m2
Plot Size:	120 m2

IN BRIEF

3 Bedroom Renovation Opportunity
This spacious 3-bedroom property offers fantastic potential for full renovation. The home benefits from mains water and electricity connections but currently has no heating installed. With one bathroom and generous room sizes throughout, it's an ideal project for investors or anyone looking to create their dream home from the ground up.

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.
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:	**621 EUR**

NOTES

DESCRIPTION

3-Bedroom House with Large Attic – Full Renovation Project

An exciting renovation opportunity offering plenty of potential. This semi-detached property provides approximately 79m² of habitable space, with scope to expand further through conversion of the 72m² attic and 28m² garage (subject to planning).

The accommodation currently comprises:

Kitchen: 16m²

Lounge: 12m²

Bedroom 1: 10m²

Bedroom 2: 14m²

Bedroom 3: 17m²

Office: 9m²

Bathroom: 1

The property benefits from mains drainage, mains water, and electricity connections. Heating is not installed.

Located in a peaceful village setting, the house comes with 370m2 of land situated a short distance away within the same village.

This is a full renovation project, and the price reflects the work required—a fantastic opportunity to create a spacious family home or investment property to your own specifications.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr