LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40853VC16 Price: 142 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (132 000 EUR without fees)

Property on ground floor level, with three bedrooms, two conservatories, large garden and view.















INFORMATION

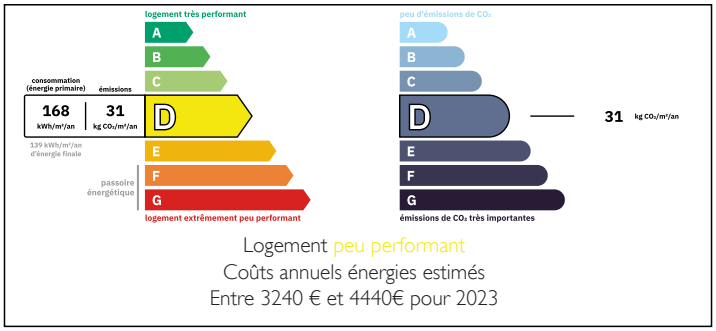
Town:	Saint-Amant-de-Boixe
Department:	Charente
Bed:	3
Bath:	1
Floor:	171 m2
Plot Size:	2696 m2

IN BRIEF

In St Amant de Boixe, Charente, this spacious single storey home has a private driveway and covered parking for two cars. The home offers three double bedrooms.

The village includes a boulangerie, bar/restaurant, primary school, garage, hairdresser and DIY shop, combining the calm of the countryside with the convenience of nearby towns, attractions and facilities.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3240 € et 4440€ 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: **1693 EUR**

NOTES

DESCRIPTION

The property is in a peaceful area with private gardens.
Entrance 4 m2
Kitchen diner with tiled floor, fitted units and spacious area for a dining table and sitting area. 44 m2
Utility room. 21 m2
Conservatory. 15 m2
Bathroom. 10 m2
WC 2.74 m2

hallway leading to
Sitting room 29m2 with original tiled floor and wood burner
Three bedrooms 17 m2, 21 m2, 15 m2 each with access to the front courtyard
WC
Cellar accessed from the garden and situated beneath the kitchen 44 m2

Various outbuildings 12 m2, 12m2 to the rear of the property.
Boiler room 13m2, garage 41 m2 and storage building 10 m2.

Other information :
The heating system is reverse air heating and oil for the water.
The drainage is an individual system - fosse septic tank.
The windows are double-glazed.
The nearest shops and restaurant are in Saint Amant de Boixe.

Location
The area is popular and is located at St. Amant de Boixe which has schools, a supermarket, local shops and a very good restaurant as well as being a historic area. During the year, there are many car boot sales, and activities which are advertised in a handy booklet. You wouldn't be short of things to do.
The coastal places to visit include La Rochelle or Royan. Bordeaux is 35 minutes on the train from