LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A40902TSM16 Price: 224 700 EUR

agency fees included: 7 % TTC to be paid by the buyer (210 000 EUR without fees)

Two houses , gite, pool and income potential in Saulgond















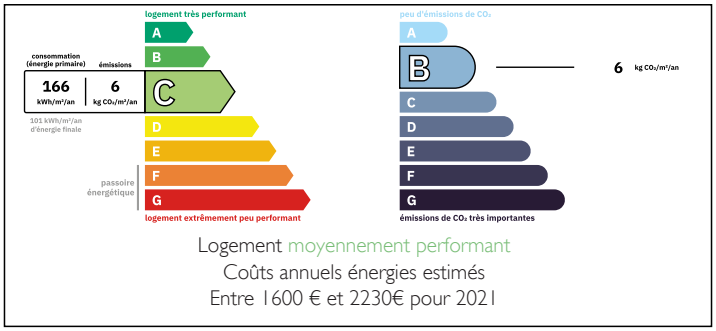
INFORMATION

Town:	Saulgond
Department:	Charente
Bed:	7
Bath:	3
Floor:	231 m2
Plot Size:	4593 m2

IN BRIEF

Nestled in a peaceful countryside setting, this attractive property offers a comfortable family home with additional guest accommodation, income potential, and an inground covered pool. It is located just 11 km from the pretty town of Confolens, known for its shops, markets, restaurants, and leisure activities. Limoges Airport is approximately 40 km away, providing easy access to the UK and other European destinations.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1600 € et 2230€ 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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LOCAL TAXES

Taxe foncière:	**980 EUR**

NOTES

DESCRIPTION

Main house:
The spacious entrance hall doubles as an office (17.58 m²) and leads into a bright open-plan living area (35 m²) featuring travertine flooring and a wood-burning stove. The accommodation includes three bedrooms (12.52 m², 13.4 m², and 20.13 m²), a modern bathroom (6.9 m²) with walk-in shower and basin, a separate WC, a utility room (4.8 m²), and a large storage room with fitted cupboards (13.87 m²). The house also benefits from solar panels that sells electric back to the grid and an attached garage providing convenient access and storage.

Second house (currently rented):
Currently generating an income, the gîte provides excellent rental potential either for seasonal or long term rental. The ground floor features an open-plan kitchen/living room with pellet burner (42.76 m²). Upstairs are three rooms (12.3 m², 7.25 m², and 6.7 m²) and a spacious bathroom (8.5 m²) with shower, WC and basin. An attached 50 m² barn offers useful storage or workshop space.

Gite:
Located in the garden, the charming studio offers an open-plan kitchen/living area with wood burner and a bathroom on the ground floor, plus a cosy bedroom with low head height upstairs—ideal as overflow accomodation for family and friends.

Exterior:
Set in attractive grounds with electric gates, the property includes a second garage, a 10 x 5 m swimming pool (will require a new liner or tiling) with a dome cover that can be fully opened for summer use, and plenty of space for outdoor dining and relaxation.

This versatile property combines comfort,...