LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41146SVA16 Price: 237 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (221 915 EUR without fees)

Well renovated 4 bedroom house in a quiet hamlet, with pool, outbuilding & separated holiday rental potential.















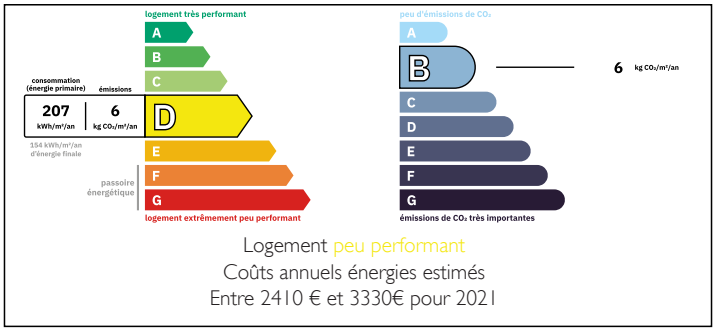
INFORMATION

Town:	Massignac
Department:	Charente
Bed:	4
Bath:	4
Floor:	200 m2
Plot Size:	1270 m2

IN BRIEF

Located in the Limousin nature park, near to the attractive village of Massignac and the lakes of Haute Charente, with the amenities, bakery, pharmacy, restaurants, corner shop and medical services. Excellent renovation of a Charente farm house into a large 4 bedroom family home with the ability to separate off a two bedroom holiday letting with kitchen and bath rooms. Modern kitchen fittings, cosy wood burning stove, a balcony over looking the swimming pool and manageable garden. A substantial outbuilding for vehicles and storage.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2410 € et 3330€ 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.
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LOCAL TAXES

Taxe foncière:	**1064 EUR**

NOTES

DESCRIPTION

Ground floor entrance with hallway leading to the upper floor and a fully fitted modern kitchen of 22 m², a dining room of 29 m² with patio doors opening to the garden. Ground floor bathroom.
Upstairs a living room 30 m² with wood burning stove, reading nook 3 m², a large balcony 28 m² overlooking and leading down to the garden, placement for a hot tub. Master bedroom 22 m² with walk in wardrobe and ensuite shower room.
2nd bedroom of 13 m².

Separate dwelling with its own front entrance into a fully fitted period kitchen 18 m², living room 15 m² (has access to the main house dining room), laundry room 7.6 m², ground floor bedroom 16 m² with ensuite shower room.
Upstairs 1 bedroom and adjacent bathroom.

Swimming pool 6m x 4m, attractive garden 1270m² and open views, Barn 88m² (height 7.3m) with large opening for vehicles and storage.

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

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