LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42261FEM16 Price: 178 200 EUR

agency fees included: 0 % TTC to be paid by the buyer (175 000 EUR without fees)

House with a basement of 103 m consisting of: 3 bedrooms A separate kitchen A living room and dining room















INFORMATION

Town:	Marthon
Department:	Charente
Bed:	3
Bath:	1
Floor:	103 m2
Plot Size:	7873 m2

IN BRIEF

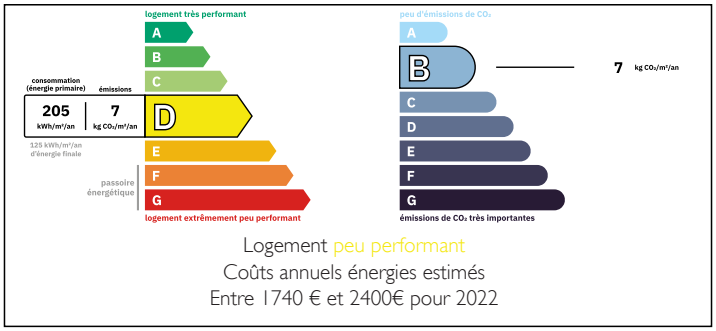
Pleasant detached house built on a partially sunken basement.

It comprises an entrance hall, a kitchen area, a welcoming living room, three rooms used as bedrooms, a shower room, and separate toilets.

In addition, a spacious lower level of approximately 100 m² and several outbuildings further enhance the property.

The whole is set on a fully enclosed plot of 2,985 m², offering open and soothing views over the surrounding countryside.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1740 € et 2400€ pour 2022

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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NOTES

DESCRIPTION

Single-story house with basement – 4 rooms – Marthon

Located in the commune of Marthon, in a peaceful and green setting, discover this charming single-story house built on a semi-buried basement, offering a pleasant open view over the surrounding countryside.

The living space comprises an entrance hall, a separate kitchen, a bright living room, three bedrooms, a bathroom, and separate toilets.

The basement of approximately 100 m² offers many possibilities (parking, storage, workshop, etc.), complemented by outbuildings.

The property sits on a fully enclosed plot of approximately 2,985 m², ideal for enjoying the outdoor space.

Schools and shops are accessible within 2 minutes.

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