LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42305SE16 Price: 179 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (165 741 EUR without fees)

Reduced - Detached renovated stone house in large fenced garden on edge of village with all amenities















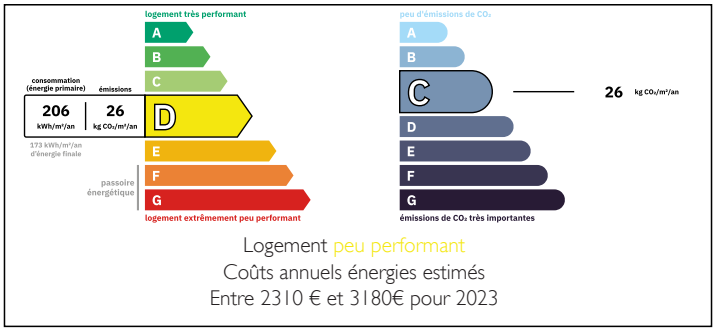
INFORMATION

Town:	Aigre
Department:	Charente
Bed:	3
Bath:	2
Floor:	140 m2
Plot Size:	1000 m2

IN BRIEF

Delightful renovated stone house on edge of small market town at the end of a street without issue. The garden is ripe for further creation but fully fenced with views to the countryside around. Tidy and ready to live in, this house offers modern convenience with traditional features. The vibrant market town of Aigre offers everything you need for daily convenience plus restaurants, bars and coffee shops.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2310 € et 3180€ 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:	**1400 EUR**

NOTES

DESCRIPTION

Enter through the gates into the courtyard with private parking, open to the fenced garden and terrace next to the house. There is a beautiful mature apple tree.

The Entrance hall 7m² leads through to :
Kitchen 27m², fully fitted units and double glazed patio doors to the tiled terrace, exposed stone walls
Utility room 4.75m² with sink and machine points and gaz boiler
Entrance hall also leads through to a
Central hallway 6.63m² with original wood stairs to first floor.
In the central hallway there is a door to well-fitted WC with hand-basin
Door to Living room 27m² with woodburner and doors to west facing terrace
First Floor
Large landing 9m² with original wood floor and window giving light
Doors to 2 bedrooms of approx 14m² again with wood flooring and large windows
Family Bathroom 8m² with bath, walk-in shower, sink and WC
2nd Landing leading to 3rd Bedroom 16m² with en-suite shower room, sink and WC
Attic space fully insulated for storage or conversion.

Outside
There is a storage barn 22m² (originally animal barn with mangers) which has concrete floor. Ideal for workshop space and attached to the kitchen side of the house.

This property is a gem. Comfortable and ready to live in but also giving you enough to work on if you wished to personalize to your taste - particularly the garden for those who have green fingers and a taste for design, this offers a blank canvas. Village and community living on your doorstep but set aside for privacy and...