LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42309TSM16 Price: 51 600 EUR

agency fees included: 0 € TTC to be paid by the buyer (60 000 EUR without fees)

A 3 bedroom cottage and separate building with 3 apartments, 1 apartment already rented, others to renovate

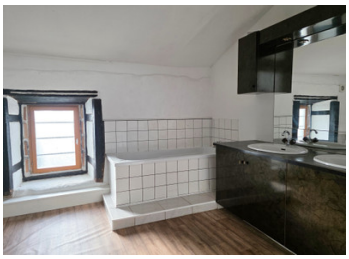














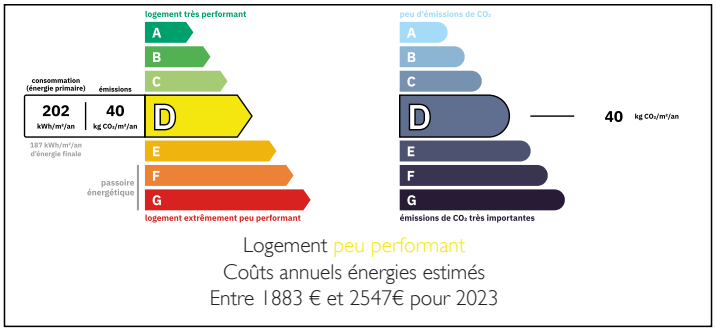
INFORMATION

Town:	Chabanais
Department:	Charente
Bed:	6
Bath:	4
Floor:	370 m2
Plot Size:	1255 m2

IN BRIEF

This property is situated in the town of Chabanais within walking distance of all amenities. Private parking , barn and garden. The property it to renovate.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1883 € et 2547€ 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:	**3849 EUR**

NOTES

DESCRIPTION

The property is to be renovated, hence the price!
The top appartment has a tennant who has lived there for several years, so an immediate income whilst you renovate the rest of the property to give you a total of 4 rental accomodations.

APPARTMENTS
Apartment 1- 88m2:
Ground floor apartment comprising 2 bedrooms, kitchen, living room, shower & wc.
Apartment 2- 70m2:
First floor apartment comprising a hallway, 1 bedroom, kitchen, living room and shower & wc.
Apartment 3-88m2:
Second floor apartment comprising 2 bedrooms, open plan kitchen/living room, shower & wc.
All of the apartments have town gas heating.

SEPARATE COTTAGE:
On the ground floor is a living room with woodburner, a fitted kitchen/diner and a dining room with a fireplace. Upstairs are 3 bedrooms and a family bathroom with shower, twin sinks, bath and wc. The cottage is double glazed with electric heating. Total of 124m2.

Stone barn and garden to the rear.
Courtyard with parking for 4 cars and a well.

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