LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42378VC16 Price: 99 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (90 000 EUR without fees)

# Property with three bedrooms, barn, storage and large garage, Charente.
















## INFORMATION

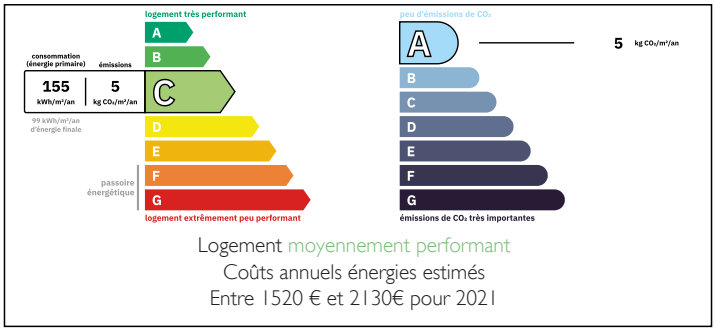
| | |
|---|---|
| Town: | Bessé |
| Department: | Charente |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 123 m2 |
| Plot Size: | 345 m2 |

## IN BRIEF

Situated in the heart of the Charente in a peaceful village.

The property would benefit from modernisation but can be lived in straight away. Both the property and barns face into the courtyard, making a secluded area.

## ENERGY - DPE




Logement moyennement performant

Coûts annuels énergies estimés

Entre 1520 € et 2130€ 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.

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## LOCAL TAXES

**Taxe foncière:** **1071 EUR**

## NOTES

## DESCRIPTION

The entrance to this home is through double gates and into an enclosed courtyard. Original stone steps lead to the entrance into a large kitchen diner, behind which is a room which could be integrated into the kitchen to give a large family space.
The kitchen has a wood burner fire, air pump heater, tiled floor.

Steps to the right lead to two bedrooms and a shower room.
Steps to the left lead to the lounge with a fireplace.
Through to a bedroom, ensuite bathroom and separate WC.

Outbuildings
Beneath the property storage 42m2
Barn 21m2
Garage with double entrance to the road and into the courtyard, 48m2

House Measurements -
Kitchen 24m2
Room behind 15.7m2
Steps to the right lead to ...
Bedroom One 13.61m2
Bedroom Two 13m2
Shower room with Shower, WC and single sink 6m2
Steps to the left of the kitchen lead to...
Lounge 23.5m2
Bedroom Three 12.6m2 en suite 5m2 and separate WC 1m2

Other information
Double glazing
Fibre is available in the village
Heating is via a heat pump and wood burner
Good energy report for the property, the house is being cleared and will be ready for a new occupant

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Information about risks to which this property is