LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42777VC16 Price: 345 000 EUR

agency fees included: 0 % TTC to be paid by the buyer (330 000 EUR without fees)

Traditional maison de maitre property with an A rated DPE. Outbuildings and private gardens.



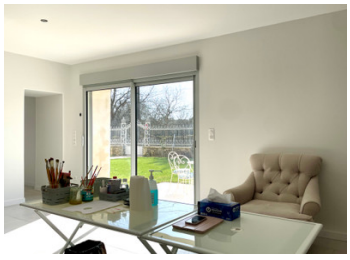












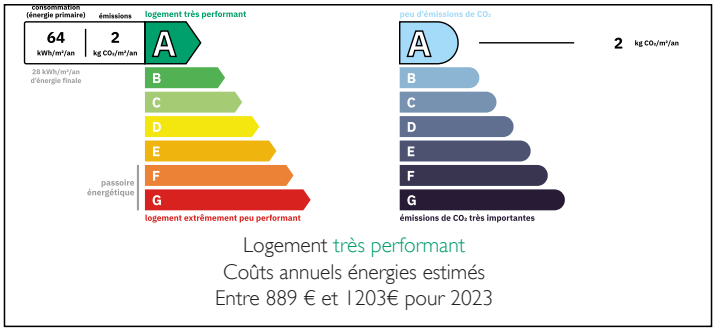
INFORMATION

Town:	Aigre
Department:	Charente
Bed:	4
Bath:	2
Floor:	216 m2
Plot Size:	1921 m2

IN BRIEF

Under offer - This gorgeous home is warm and welcoming. With no work to do you can drop your bags and live the dream in France. Aigre is the nearest market town with a twice-weekly market and Rouillac has a large once a month market. Contact me for more details and a viewing.

ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 889 € et 1203€ 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:	**1742 EUR**

NOTES

DESCRIPTION

The entrance is through electric gates leading to the parking area and undercover hangar, perfect for vehicles and high enough for your camper van.
The main entrance of the property is into an open plan hallway with a modern staircase to the first floor. The whole house feels bright and airy.

In further detail:
Large lounge has double aspect windows and tiled floor with underfloor heating which continues throughout the ground floor area.

The kitchen is a large room with fitted units and an island, there's plenty of room for a large dining table. Window to the front of the property and a door to the rear private terrace.

Through to a room presently used as a casual sitting area and studio, it has a French window to the front garden and door to the rear. This part of the house could also be used as a ground floor bedroom as it has an en suite shower room. The shower room has a wide walk in shower, WC and sink and has been designed to be accessible. A store room is located in this area.

On the first floor are five main rooms, three of which are used as bedrooms, one as a dressing room and the last as an office. The office has a staircase to the attic area, the attic covers the area of the property and has potential.
Shower room with walk in shower and double sinks and a separate WC
Store room

Outside there is a large hangar, outbuilding and a part renovated building which could be a studio, gîte or office.

Dimensions
Entrance and lounge area 45m2
Kitchen diner...