LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42817BEC16 Price: 141 700 EUR

agency fees included: 9 % TTC to be paid by the buyer (130 000 EUR without fees)

Belle epoque house with a double garage, workshop and 4510m of garden.















INFORMATION

Town:	Médillac
Department:	Charente
Bed:	3
Bath:	2
Floor:	133 m2
Plot Size:	4510 m2

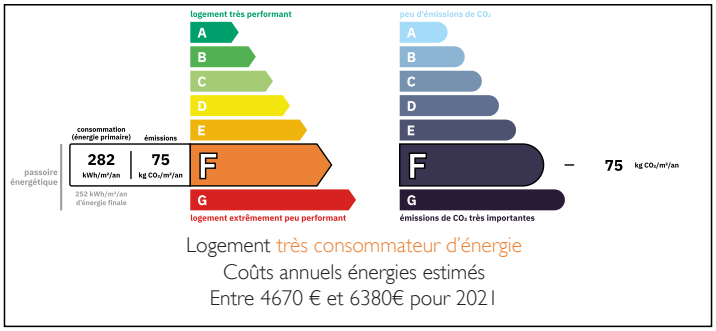
IN BRIEF

On the edge of a charming hamlet in the charentaise countryside, discover this single-storey Belle Époque house with garden, garage, and a double garage with workshop.

The main structure is in good condition, and the original features have been carefully preserved, offering authentic character and strong potential for enhancement.

This little gem is just waiting for you to create a modern interior and restore this beautiful character-filled property to its full glory.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 4670 € et 6380€ 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.

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.
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LOCAL TAXES

Taxe foncière: **1594 EUR**

NOTES

DESCRIPTION

Just 6 km from Chalais, with all amenities and the SNCF train station, this elegant and light-filled single-storey property offers a peaceful lifestyle in the heart of the countryside.

It features a spacious 36 m² living room with fireplace, an 11 m² kitchen extended by an equally sized 11 m² utility room, both with direct access to the garden. A 12 m² library completes the living areas.

The sleeping quarters comprise a 15 m² master suite with private shower room and WC (8 m²), as well as two generous bedrooms of 12 m² and 14 m², accompanied by a second shower room with WC (6.6 m²).

The roof is in good condition, the windows are double glazed, and the rooms are harmoniously proportioned, with high ceilings that lend the entire home an atmosphere of tranquility and elegance.

Outside, you will enjoy a fenced and flower-filled garden of 1,259 m², planted with fruit trees and a variety of species, as well as a well and a garage.

Opposite the house, on an additional plot of 3,251 m², there is a 47 m² double garage with an adjoining 21 m² workshop and parking area — ideal for a craftsman's business, a professional project, or a large family.

The house is immediately habitable and offers excellent potential for further development. You can modernize and personalize the spaces at your own pace while enjoying this privileged country setting.

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

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