LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42857HUM16 Price: 82 500 EUR

agency fees included: 10 % TTC to be paid by the buyer (75 000 EUR without fees)

## A delightful, detached 3 bedroom house with large attached barn and fenced garden















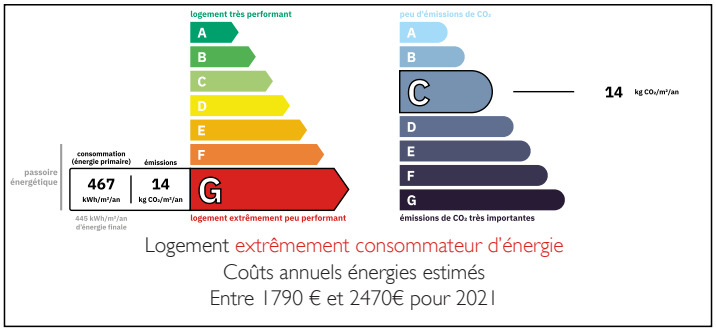
# INFORMATION

| | |
|---|---|
| Town: | Saint-Laurent-de-Céris |
| Department: | Charente |
| Bed: | 2 |
| Bath: | 2 |
| Floor: | 90 m2 |
| Plot Size: | 700 m2 |

# IN BRIEF

The property is set in a peacefull hamlet and benifits from a large attached barn and a fenced garden, approximatley 1.5 kms for the pretty town of Saint-Laurent-de-Céris.

# ENERGY - DPE




Logement extrêmement consommateur d'énergie

Coûts annuels énergies estimés

Entre 1790 € et 2470€ 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:** **500 EUR**

## NOTES

## DESCRIPTION

In greater detail:-

Ground floor

Dining room: 16m2, feature fireplace, Front door a windoe to the front
Fitted Kitchen: 8m2, Fitted units
Living room: 22m2, Wodd burning fire, Patio doors to patio and garden
Bedroom 1: 9m2
Bedroom 2: 8.5m2
Shower room: 5m2

First floor

Bathroom 5m2
Landing sitting area: 8m2, Vaulted ceiling
Bedroom 3: 8m2, Vaulted ceiling

Outside

Large attached barn
Fenced garden
Hangar to park a car

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