LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42898NGA16 Price: 149 900 EUR

agency fees included: 7 % TTC to be paid by the buyer (140 000 EUR without fees)

Beautiful property to renovate, with outbuildings and land, near VILLEBOIS LAVALETTE, and 20 km from ANGOULÊME

EXCLUSIVE















INFORMATION

Town:	Magnac-Lavalette-Villars
Department:	Charente
Bed:	5
Bath:	1
Floor:	150 m2
Plot Size:	7500 m2

IN BRIEF

Great development potential for this property complex of nearly 150m² of living space and about 800m² of outbuildings, including a house to renovate, and several barns and shed. Ideal for a project involving multiple dwellings or a project that can combine living space and business activity. All situated on a plot of approximately 7500m², 20km from ANGOULEME.

ENERGY - DPE

DPE not required.

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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42898NGA16 Price: 149 900 EUR

agency fees included: 7 % TTC to be paid by the buyer (140 000 EUR without fees)







NOTES

DESCRIPTION

The house (150m²) includes:

On the ground floor:

-ENTRANCE 13m²
-DINING ROOM (with fireplace) 32m²
-LIVING ROOM 24m²
-BEDROOM 16m²
-BEDROOM 15m²
-Shower area 4m² with WC 2m²

Upstairs:

-BEDROOM 14m²
-BEDROOM 10.5m²
-BEDROOM 13.5m²
-2 convertible rooms (under the roof) of 15m² each

Attached barn of 300m²
Hangar 280m² on the ground

Opposite the property, a set of buildings (workshop, barns, shed, etc.) of over 200m² completes the property.

The property is surrounded by a large plot of approximately 7500m², with views over the countryside.

Located 20km from ANGOULEME and 5km from VILLEBOIS LAVALETTE for all amenities (shops, schools, buses...).

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