LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43013NAM16 Price: 88 999 EUR

agency fees included: 10 % TTC to be paid by the buyer (80 909 EUR without fees)

3 bed semi-detached, modernised Charente village house.















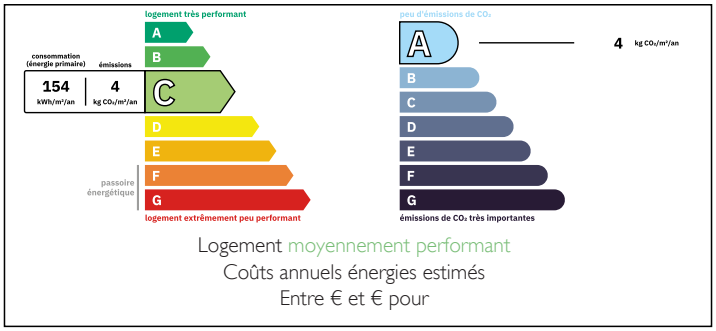
INFORMATION

Town:	Terres-de-Haute-Charente
Department:	Charente
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	800 m2

IN BRIEF

Newly renovated 3 bed village house has parking immediately opposite. It boasts a modern kitchen & is centrally heated by a wood pellet burner. Comprising of; Kitchen diner, living room, utility room with downstairs toilet, 1st floor bathroom with walk-in shower, floating bathroom units & electric towel heater/radiator.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre € et € pour

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: A43013NAM16 Price: 88 999 EUR

agency fees included: 10 % TTC to be paid by the buyer (80 909 EUR without fees)







LOCAL TAXES

Taxe foncière:	**678 EUR**

NOTES

DESCRIPTION

This clean and modern house gives you the opportunity of stress free living. All major works have been completed, providing a fresh and stylish finish.

Located in a well situated village location, close to the Charante leisure lakes and all other necessary amenities. There's a restaurant/bar in the village itself and access to essential routes is immediate.

The whole ground floor is bright and spacious with a part dividing wall between the kitchen/diner and living room. The kitchen has a built-in electric oven, hob and extractor. Here you will also find the pellet burner which fuels the central heating.

There's a separate utility room and toilet and a curved oak staircase leading to the first floor.

At the top of the stairs we find the contemporary bathroom with ample storage. The entire 1st floor benefits from new flooring, doors and lighting. There are 3 good sized bedrooms, 1 with a built-in wardrobe.

The oak staircase continues to the loft, which can easily be developed into more living space if required.

To the side of the property there is space for an occasional bistro table & chairs.

The 800m2 garden is only a hop, skip & jump away.

Dimensions;
Kitchen/diner - 23m2
Living room - 20m2
Utility - 7m2
Bedroom 1 - 13m2
Bedroom 2 - 9m2
Bedroom 3 - 9m2
Bathroom - 4m2

Plan d'eau Prés de Peyras; lake with beach, water sports & bar/restaurant - 7kms
Limoges airport - 49kms
Bordeaux airport - 176kms
Be the first to enjoy this property's new look...

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