LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

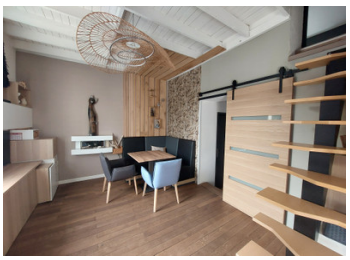
Ref: A43284NGA16 Price: 139 900 EUR

agency fees included: 0 % TTC to be paid by the buyer (130 000 EUR without fees)

Charming town house, fully renovated with garage, terrace, and garden.

EXCLUSIVE















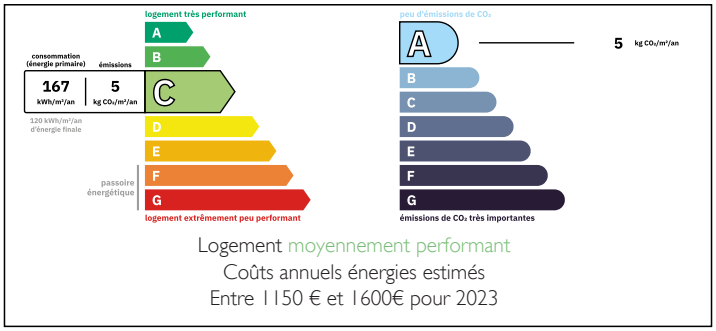
INFORMATION

Town:	Touvre
Department:	Charente
Bed:	2
Bath:	2
Floor:	75 m2
Plot Size:	300 m2

IN BRIEF

Atypical, this lovely renovated house offers 2 bedrooms (including one with a bathroom), a living room with kitchen area, shower room / toilet. Terrace with views over the Touvre. Amenities within walking distance.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1150 € et 1600€ 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.

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: A43284NGA16 Price: 139 900 EUR

agency fees included: 0 % TTC to be paid by the buyer (130 000 EUR without fees)







LOCAL TAXES

Taxe foncière:	**700 EUR**

NOTES

DESCRIPTION

This charming house includes, on the ground floor:

-Bright living area LIVING ROOM / KITCHEN: 39m²
-BEDROOM 1: 11m²
-SHOWER ROOM / wc 4,5m²

First floor:
-BEDROOM 2: 18m² (with bathroom /wc)

Cellar 11m²

The living room opens onto a pleasant terrace overlooking the garden.

An independent garage (14m²) with parking space completes the property.

The house is surrounded by a plot of approximately 300m².

A few minutes walk to the first amenities (bus, bakery, tobacconist, restaurant, grocery store...), ANGOULEME is 8 km away.

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

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