LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43578SE16 Price: 232 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (218 000 EUR without fees)

**Traditional Stone house with artist studio, pool, gardens, beautiful outbuildings.**















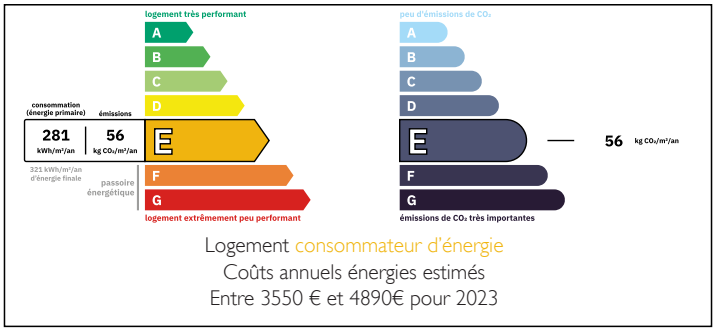
# INFORMATION

| | |
|---|---|
| Town: | Aigre |
| Department: | Charente |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 125 m2 |
| Plot Size: | 2017 m2 |

# IN BRIEF

This property is everything you could imagine in a typical golden stone French rural property but not isolated. The small market town of Aigre is an easy 2km walk and offers all amenities. The house is on mains drainage. Private enclosed and walled gardens, beautiful heated swimming pool and terraces, amazing outbuildings all in good condition. La Rochelle and coastal towns are between 1.5 and 2 hours drive. This one is not to miss.

# ENERGY - DPE




Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3550 € et 4890€ 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

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## LOCAL TAXES

| | |
|---|---|
| **Taxe foncière:** | **600 EUR** |

## NOTES

## DESCRIPTION

The house retains its traditional charm and features whilst offering a delightful cosy home. The pool outside and the outbuildings add a touch of luxury and you can benefit from year round, not just the summer!

From the courtyard, with its various seating areas and nooks and crannies, you walk up to the front door into :
Entrance Hall 6m² with main staircase - cupboard understairs and a door either side leading to:
Bedroom / Office 17m²
Sitting room 18m² original wood floor and wood burner, door to:
Dining Room 17m² - back staircase and door to exterior, 2nd woodburner.
The Dining room is open plan to :
Fitted Kitchen 7.25m² with large double-glazed picture windows looking out to front courtyard
Pantry 4.5m² - a handy store to kitchen
Small hall leading to downstairs Bathroom 10m² with bath, sink and WC. Door giving access to outbuildiing where there is a utility room and further shower room and WC easily accessed from pool area.

UPSTAIRS
Main Landing 4.23m² leading to 2 double bedrooms each of approx 17m² and one with Ensuite bathroom (bath, separate shower, sink and WC) Door to backstairs.

OUTSIDE
There are 2 carports giving 60m² of covered parking for cars or motor home.
The gravelled courtyard also leads to 2 large barns of just over 100m² each. Concrete floors and original animal mangers still in situe.
These spaces are tidy and in good condition and could be used for storage or outdoor reception areas.
Workshop of over 9m² with water...