LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A43841MDU16 Price: 69 000 EUR

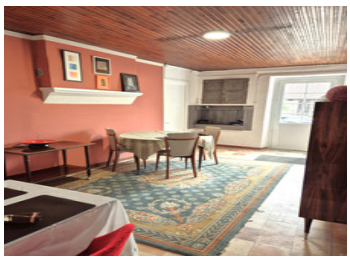
agency fees to be paid by the seller

Lovely three bedroom property in quiet hamlet, holiday home or investment potential

EXCLUSIVE















INFORMATION

Town:	Chabrac
Department:	Charente
Bed:	3
Bath:	2
Floor:	121 m2
Plot Size:	730 m2

IN BRIEF

A very attractive three bedroom home in a quiet hamlet a short drive for all amenities and within 30 mins of Limoges airport. This property has been significantly modernised by the current owners but there is still the opportunity to finish the job and put your own mark it. Whether you want to move here and start enjoying the peaceful Charente way of life or have it as a Holiday home with business possibilities, this house will make a great choice.

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.
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LOCAL TAXES

Taxe foncière: **1180 EUR**

NOTES

DESCRIPTION

Set in the heart of a small Hamlet where the neighbours share the products of their vegetable gardens freely with friends, this is an ideal place to start enjoying The Charente. The front door leads directly into the heart of the home, the dinning room, 14m2, next to the Kitchen 13m2 with a walk in pantry. To the rear of the dinning room a door leads into a large utility space and workshop, 28m2, there is a further 'lean-to' wood store behind. Stairs from the Kitchen lead up to two very nicely presented double bedrooms, 11m2 and 17m2 and a modern shower-room with wc. To the other side of the Dinning room is a large hallway where the original front door was before it was closed off. at the end of this hallway is a further utility space an a second shower-room with wc. Off the hallway is a great size lounge 32m2 and the Principle bedroom 22m2.

Outside is a terrace at the front of the house and a lovely garden just across the lane with uninterupted views across the adjoining fields to the local lake. Chabanais, 7Km(4miles), Confolens 12Km(7miles), St Junien 16Km(10miles) will all provide you with all the amenities you need, from bars and restaurants to Schools and hospitals.

Limoges 46km (28miles) and Angouleme 62km (37miles) will provide a lot more and an iternational airport and TGV railway link respectfully.

Let me know when you are ready to visit !

Information about...

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