LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44020REM16 Price: 133 300 EUR

agency fees included: 0 % TTC to be paid by the buyer (120 000 EUR without fees)

UNDER OFFER-Village property , perfect for full time living or as a lock up and leave holiday retreat!

EXCLUSIVE

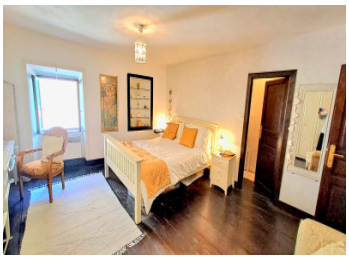














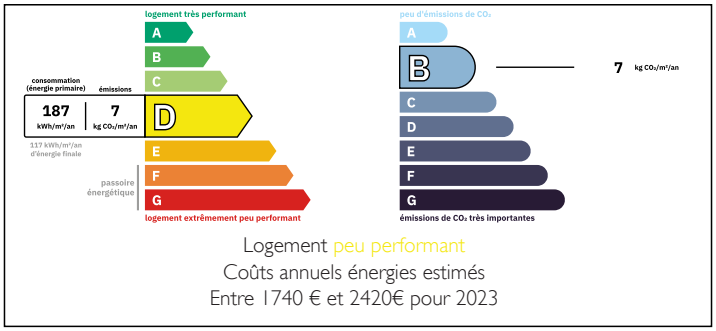
INFORMATION

Town:	Massignac
Department:	Charente
Bed:	4
Bath:	2
Floor:	127 m2
Plot Size:	110 m2

IN BRIEF

Charming village property just a 2-minute walk from the boulangerie, pharmacy, and local restaurant, and only 5 minutes from nearby leisure lakes. The house offers 4 bedrooms and 2 bathrooms, with double glazing, a new roof approx 23yrs ago, wood shutters, a log burner, and electric central heating. Outside, the unique garden features a BBQ area, pergola, two terraces, and a summer house—perfect for relaxing and entertaining.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1740 € et 2420€ 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:	**984 EUR**

NOTES

DESCRIPTION

This charming village property offers well-proportioned accommodation throughout, combining character features with practical living spaces.

On the ground floor, a spacious 26m² lounge features a stone fireplace with log burner, creating a warm and inviting focal point. The 15m² dining room benefits from double doors opening onto the garden, ideal for indoor-outdoor living. The kitchen (6m²) is complemented by a separate 4m² utility room housing the water heater, along with a convenient ground floor WC. A 13m² reading room with its own fireplace provides a cosy additional living space or home office.

Upstairs, the property comprises four bedrooms: a generous 19m² principal bedroom with a 3m² en-suite shower room, a 16m² second bedroom, a 14m² third bedroom, and a 7m² fourth bedroom, perfect as a child's room or study. A 4m² family bathroom includes a bath.

The attic spans an impressive 72m² and offers excellent potential for conversion (subject to necessary permissions), providing scope to further extend the living space. And there is a 30m2 cellar and well under the kitchen/ library!

Outside, the 110m² garden is thoughtfully arranged, featuring a 15m² lower terrace and a spacious 96m² upper terrace, along with a summer house and low-maintenance astro turf—ideal for relaxing or entertaining.

This property is available furnished for an extra 2,500 euros. A list oif furniture is available.

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