LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44045ED16 Price: 57 600 EUR

agency fees included: 0 € TTC to be paid by the buyer (55 000 EUR without fees)

UNDER OFFER 2 bedroom town house with 2 garages, in the centre of Chabanais















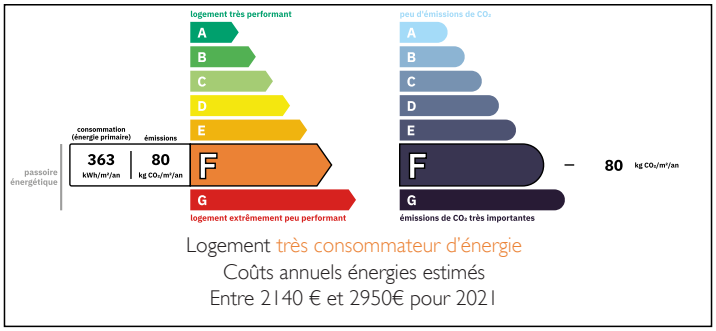
INFORMATION

Town:	Chabanais
Department:	Charente
Bed:	2
Bath:	1
Floor:	75 m2
Plot Size:	0 m2

IN BRIEF

This house offers spacious accommodation as well as a large basement which could be expanded in to or converted into separate living accommodation. The property has the amenities of Chabanais within walking distance and is a short stroll from the river Vienne. It is only 39km from the airport at Limoges and perfectly located for exploring further in to France.

ENERGY - DPE



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Entre 2140 € et 2950€ pour 2021

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.

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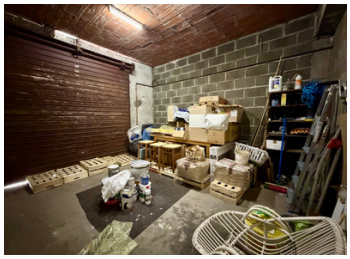
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LOCAL TAXES

Taxe foncière:	**897 EUR**

NOTES

DESCRIPTION

The front door leads in to a long hallway with a tiled floor with staircase to the living accommodation which is all on the first floor.

The large lounge/dining room (22m²) is double aspect and has a brick fireplace and a Juliet balcony to enjoy the views.
The kitchen (11m²) has a tiled floor and some basic fitted units including a double sink. The white goods are included in the sale price. There is also a large pantry
There are two large bedrooms (both 12m²) and a bathroom with shower, washbasin and bidet and a separate WC.

On the ground floor, there is access to a large garage (16m²) and two further rooms (4m² and 8m²). There is also a large under stairs storage cupboard. Accessed from the side of the house, there is a further large garage (23m²) and an a workshop (9m²) with its own access. The ceiling height on this level is 3m, so there is plenty of potential here to create further living accommodation or a separate dwelling.

The house does not have its own garden, but there is a pretty communal garden directly in front of it. The shops and services are within an easy stroll of your front door and a fabulous restaurant is just around the corner.

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