LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44065SVA16 Price: 140 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (129 000 EUR without fees)

Large stone house with 4 bedrooms, garage, cellar and outbuilding, 2 hectares of land, solidly built in 1970















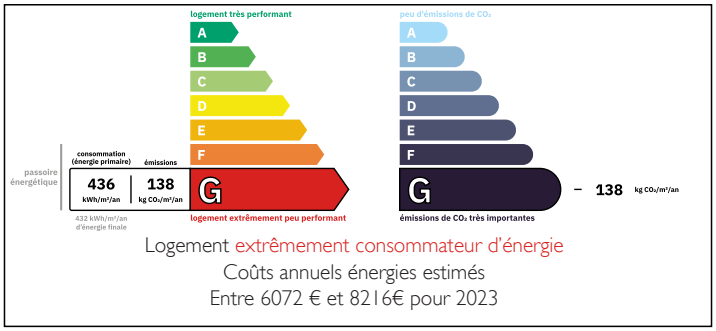
INFORMATION

Town:	Chassenon
Department:	Charente
Bed:	4
Bath:	1
Floor:	110 m2
Plot Size:	18580 m2

IN BRIEF

Situated in attractive open countryside near the Roman baths of Cassinomagus and the historic town of Rochechouart, with its restaurants, shops and the delightful 13th century castle. This family home has two bedrooms on the ground floor with bathroom and two bedrooms on the upper floor. A large garden partly fenced with access from the kitchen and living room.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 6072 € et 8216€ 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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DESCRIPTION

Large stone house solidly built in the 1970s. Situated in a quiet rural hamlet in the heart of Gallo-Roman archeological park with the larger centres of Rochechouart and St Junien accessible by car and Limoges airport within easy reach.

GROUND FLOOR
Front entrance hall 7.5m² leading to
Lounge 20m², wood flooring with access to the garden
kitchen 16m² with access to the garden. Seperate access to the garage and stairs leading to the first floor.
Ground floor bathroom (6m²)
Bedroom 15m², wood flooring
Bedroom 14m² wood flooring
Bathroom and WC 6.5m²
Garage 28m², cellar 15m²

FIRST FLOOR
Bedroom 3, 15m², wood flooring
bedroom 4, 14m², wood flooring
washroom and WC
Loft space 1 (62m² floor space), loft space 2, (25m² floor space)

Garden of 18500m² with hangar of 60m² for vehicles, open views across the fields.

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

NOTES

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