LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44294SR16 Price: 161 500 EUR

agency fees included: 8 % TTC to be paid by the buyer (150 000 EUR without fees)

Charm & authenticity – Private courtyard with a southern feel – Near Verteuil-sur-Charente







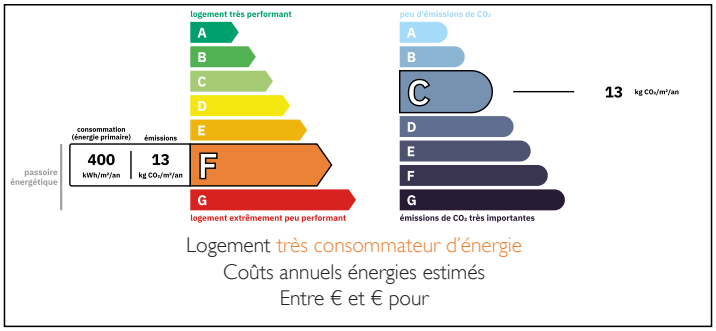








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INFORMATION

Town:	Salles-de-Villefagnan
Department:	Charente
Bed:	3
Bath:	2
Floor:	155 m2
Plot Size:	358 m2

IN BRIEF

Behind this wooden gate lies a true gem for lovers of authentic homes full of character.

Just a few minutes from Verteuil-sur-Charente, this unique property charms as much with its interior as with its outdoor spaces, all set in a soft, warm atmosphere with a hint of Mediterranean style.

An intimate courtyard, terraces, and beautiful stone throughout… every space invites you to relax, enjoy summer dining, and share special moments in a peaceful, almost timeless setting.

The house offers three bedrooms, one of which is accessed via an external passage with a balcony, adding to the character and uniqueness of the property.

A rare home full of soul, where you instantly feel at home.

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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NOTES

DESCRIPTION

The house is arranged as follows:

Ground floor:

A charming fitted kitchen: 18.10 m²
Dining room with wood-burning stove: 18 m²
Living room: 20 m²
WC: 2 m²

First floor:

Landing: 3 m²
Second living room: 24.25 m²
Bedroom 1: 16.11 m²
Bedroom 2: 23 m²
Bathroom: 5.98 m²
WC: 1.81 m²

Accessed via an external walkway with a balcony overlooking the beautiful courtyard:

Bedroom 3: 23 m²
Bathroom with WC: 6.15 m²

Heating: Wood and electric

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