LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44459JMR16 Price: 44 000 EUR

agency fees included: 0 € TTC to be paid by the buyer (40 000 EUR without fees)

Amazing price for this pretty 1-bed detached stone cottage with garden















ENERGY - DPE

DPE not required.

INFORMATION

Town:	Ruffec
Department:	Charente
Bed:	1
Bath:	0
Floor:	46 m2
Plot Size:	362 m2

IN BRIEF

Set in a village not far from the market town of Ruffec and the picturesque village of Verteuil-Sur-Charente, this pretty, detached stone property offers incredible value for money.

The property is comprised of one room downstairs, packed full of character features such as the stone fireplace and the lovely Charentaise 'coeur démoiselle' flooring. Upstairs is a large bedroom with a WC and wash-hand basin.

Set behind its entrance gates, the property also enjoys a pretty, enclosed garden which also includes a storage shed.

The roof has been renewed quite recently. Water and electrics are connected. In terms of remaining works, the proeprty will require a new septic tank system as well as a kitchen and the addition of a shower.

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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DESCRIPTION

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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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