LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45007SR16 Price: 229 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (219 000 EUR without fees)

Under Offer : Charming two-house property with an established bed and breakfast business already in place







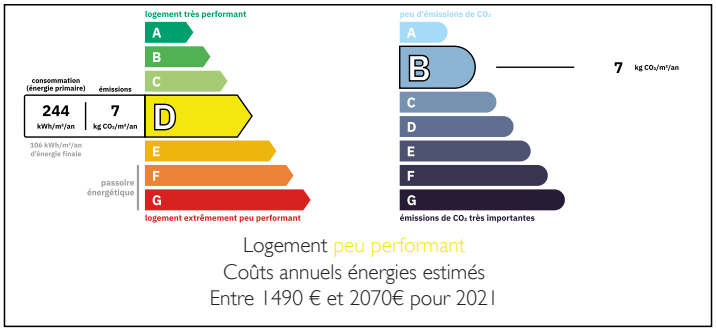








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1490 € et 2070€ pour 2021

INFORMATION

Town:	Aigre
Department:	Charente
Bed:	5
Bath:	2
Floor:	162 m2
Plot Size:	300 m2

IN BRIEF

Located just a 2-minute walk from the centre of Aigre and all local amenities, this property offers a practical lifestyle with plenty of possibilities. The property consists of two independent houses within the same setting, making it ideal for a large family as well as a professional project.

Currently rated 3 épis by Gîtes de France, the property is perfectly suited for a bed and breakfast business thanks to its functional and welcoming layout. The main house offers single-level living with two ground-floor bedrooms, while the different living spaces provide comfort and independence for both owners and guests.

A small enclosed courtyard with a terrace offers a pleasant space to enjoy meals and relaxing moments, whether with family, friends, or B&B guests.

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: **1200 EUR**

NOTES

DESCRIPTION

The two houses are composed as follows:

FIRST HOUSE

Entrance hall: 3.70 m²
WC: 1.50 m²
Bathroom: 6 m²
Fitted kitchen: 21 m²
Storage room: 2 m²
Living room: 21 m²
Bedroom 1: 10.14 m² with access to a small private terrace
Bedroom 2: 9.50 m²
Mezzanine / office / occasional bedroom: 12 m²
Attic: 21 m²

SECOND HOUSE

Entrance / small breakfast area
Dining room: 15.91 m²
Kitchen: 12 m²

UPSTAIRS

Bedroom 3+ bathroom + wc: 14 m²
Bedroom 4+ bathroom + wc: 14 m²
Bedroom 5+ bathroom + wc: 14 m²

Garage: 30 m²

OUTSIDE

An enclosed courtyard with both covered and open terraces, as well as a garden and flower area.

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