LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45208NGA16 Price: 176 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (165 000 EUR without fees)

Beautiful country property with outbuildings and lovely views, on more than one hectare, 10 km from MARTHON















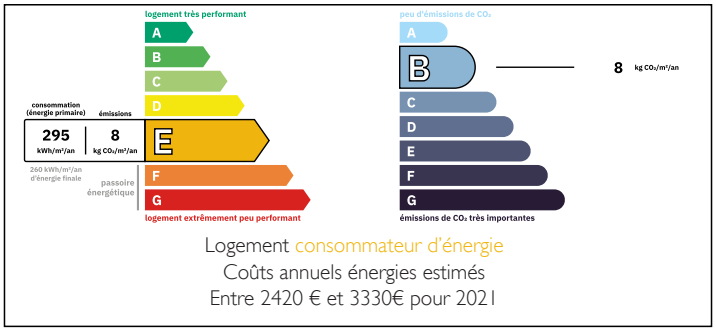
INFORMATION

Town:	Marthon
Department:	Charente
Bed:	3
Bath:	1
Floor:	95 m2
Plot Size:	10600 m2

IN BRIEF

Charming stone property located at the end of a very peaceful hamlet, comprising a single-story house with a spacious living room/kitchen, shower room/toilet, and 3 bedrooms. Numerous attached and detached outbuildings. All on a plot of over one hectare with very pretty open views. Shops in MARTHON 10km away. ANGOULEME 30km away.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2420 € et 3330€ 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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LOCAL TAXES

Taxe foncière:	**560 EUR**

NOTES

DESCRIPTION

The house includes, on one level:

- Spacious KITCHEN / LIVING ROOM / DINING ROOM area 46m²
- BEDROOM 1: 12m²
- OFFICE or BEDROOM 2 (through): 14.5m²
- BEDROOM 3: 9m²
- SHOWER ROOM / WC 8m²

- Outbuildings:

Attached barn: 100m²
Other non-attached barn: 145m²
Workshop: 55m²
Workshop (pigsty): 90m²
Shed

Lovely terrace at the front of the property offering magnificent views over the countryside with no overlooking

Pool area in front with pool house, shower, and dry toilet

Absolute tranquility and nice potential for development in the outbuildings (another dwelling, gîte, professional space...)

30km from ANGOULEME and a few km from the Dordogne

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