LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45438SHA16 Price: 280 340 EUR

agency fees included: 7 % TTC to be paid by the buyer (262 000 EUR without fees)

Ideal property with gite/rental potential Detached house with annexe and a small house to renovate















INFORMATION

Town:	Alloue
Department:	Charente
Bed:	4
Bath:	3
Floor:	165 m2
Plot Size:	3994 m2

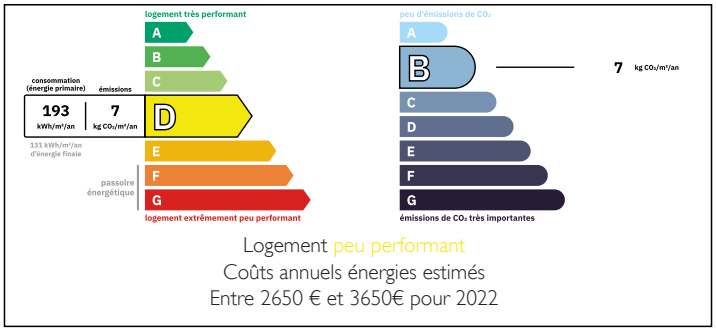
IN BRIEF

On ofer is a 3 bedroomed detached house with lovely large gardens, an attached annexe (which could offer guest accomodation/gite potential) a separate house to renovate with a bread oven, a covered terrace and a garden (again offering gite potential or guest accommodation)

Featuring heat pump, solar hot water, double glazing, large garden, annexe and small house to renovate

See detailed description for further information

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2650 € et 3650€ pour 2022

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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NOTES

DESCRIPTION

Main house

On arrival at the property you enter a dining room with feature oak beams and a tiled flooring and wood burning fire. There is a small office area which is currently being used as an additional sleeping area.

Moving through the small hallway and into a large living/dining room where again there are oak beams, feature stone walls, tiled flooring and an ornate Alsacian wood burning fire. With patio doors leading on to the outside terrace. There is also access to the large workshop which has steps upto a mezzanine with additional storage space.

Into the kitchen which has a range of fitted cabinets, built in oven,tiled flooring and French doors leading out to the terrace.

There is a back-kitchen/storeroom with a tiled flooring (which originally was one of the garages) with additional storage space for fridge/freezer, storage cupboards etc. and housing the boiler for the heat pump.

Through to the garage with space for a large car and there is a downstairs cloakroom/utility area which has a wc and washbasing and also houses the solar hot water unit.

Upto the first floor via a solid oak staircase you will find three good sized double bedrooms each with attractive wooden flooring and oak beams. There is a shower room, with wc, vanity washbasin, and shower. With tiled floor and walls.

Annexe

There is an annexe consisting of a large living space with a kitchen are with sink and...