LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45672NJH16 Price: 124 800 EUR

agency fees included: 9 % TTC to be paid by the buyer (115 000 EUR without fees)

Cosy two bed renovated stone house with covered terrace, pool and attached garden; direct river access.







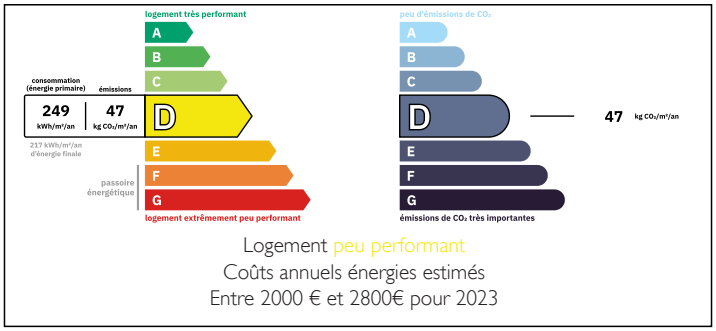








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2000 € et 2800€ pour 2023

INFORMATION

Town:	Souffrignac
Department:	Charente
Bed:	2
Bath:	1
Floor:	72 m2
Plot Size:	1793 m2

IN BRIEF

A lovely old stone house that has been well renovated to create a comfortable, modern and very cosy two bed house with attached large attached covered terrace. Includes a bright open plan living space (kitchen, dining room and salon) with wood pellet burner and integrated garage on the lower level.

Outside is an attached fully enclosed garden, above ground pool and private off-street parking for 2-3 cars. There is also direct access to the Bandiat river which flows past the property.

Located in a quiet hamlet in the commune of Souffrignac on the Charente / Dordogne border. Amenities can be found in the nearby small town of Javerlhac or in. the larger towns of Montbron or Nontron. The city of Angouleme, nearest to the property, can be easily reached within 35 mins and offers TGV connections to Paris...

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

Two bedroom house of stone construction, dating from the 19th century, that has been renovated to create a modern and comfortable home of 72m².

The main living space is on the first floor with an entrance hallway and corridor(8m²), bedroom (13.5m²) and integrated garage/ workshop/ laundry/ boiler room(36.5m²) on the lower level.

The first floor, accessed by a wooden staircase from the entrance hallway, has a second bedroom with small mezzanine cupboard space above (10m²), family bathroom (4m²) with shower cabinet and washbasin, separate lavatory and an open plan living space(36m²), with wood pellet burner, that comprises a modern, fully equipped kitchen, salon and dining room.

Outside, there is a large tiled and covered terrace of about 40m². This leads on to an above ground pool, small tool shed and the attached fully enclosed garden. There is also direct access to the Bandiat river that flows past the property. Total land surface area, including the buildings is 1,793m².

All windows are double glazed and the property is connected to a septic tank. Central heating is by an oil-fired boiler, the wood pellet burner and electric radiators. It has a good energy efficiency rating for a rural property.

NOTES

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

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