LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45735FO16 Price: 397 500 EUR

agency fees included: 6 % TTC to be paid by the buyer (375 000 EUR without fees)

Beautiful 4-bed/2-bath Charentaise in large grounds close to Jarnac

EXCLUSIVE















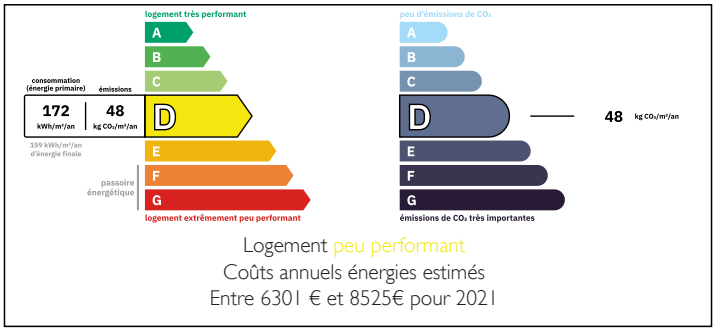
INFORMATION

Town:	Triac-Lautrait
Department:	Charente
Bed:	4
Bath:	2
Floor:	318 m2
Plot Size:	4947 m2

IN BRIEF

This lovingly and tastefully restored detached Charentaise is surrounded by open countryside between Jarnac and Triac-Lautrait and offers plenty of living space, with the possibility of creating more. It combines charm with modern amenities and would suit a family or a (retired) couple keen on entertaining or having friends and family over.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 6301 € et 8525€ 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.

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:	**1883 EUR**

NOTES

DESCRIPTION

GROUND FLOOR (street level):
- Entrance hall: parquet floor
- Bedroom 1: 20.50m2 , with wooden floor and built-in wardrobes
- En-suite bathroom with hanging WC, wash basin, shower and heated towel rails
- Bedroom 2 (currently used as artist studio): 19.20m2, wooden floor
- Large hallway with floor-to-ceiling IKEA bookcase and door to stairs leading to barn at the far end
- Possibiity to create 5th bedroom at the end of the hallway
- Bedroom 3: 13.67m2
- Bathroom with large wash basin, shower, bath, and hanging toilet
- Bedroom 4: 13.63m2

Open wooden stairs from entrance hall up to:

- Large insulated attic (approx. 53m²) with full standing height, offering excellent conversion potential. Insulated roof with 2 Velux windows. Wooden floor.

Wooden stairs with stair lift (can easily be removed if desired) down to:

GROUND FLOOR (garden level):
- Dining room: 31.75m2. Tile floor, with double doors to garden. Natural stone chimney which can easily be made operational again
- Kitchen: 18.78m2, with granite work tops, cooking island, double sink and a separate sink. Tile floor
- Living room: 52.28m2
- WC with hw basin and hanging toilet
- Utility room with sink and 2-burner gas hob.
- Pantry/wine cellar: 6.48m2
- Adjacent barn: 52.79m2 with Francia oil boiler, water softener and oil tank
- Wooden stairs going to small landing with door leading to street-level hallway

OUTSIDE: