LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45917NGA16 Price: 159 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (150 000 EUR without fees)

Bright renovated village property with 3 bedrooms, barn, and garden, in the village of CHARRAS.tt















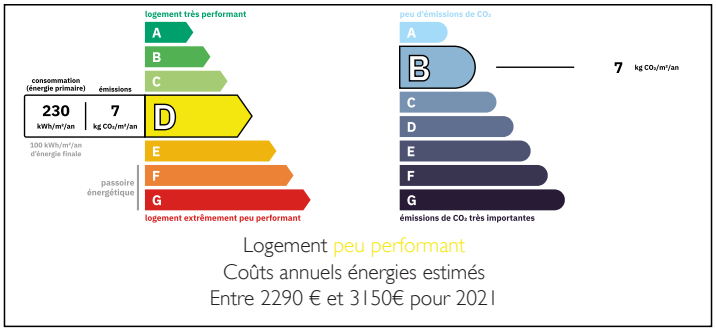
INFORMATION

Town:	Charras
Department:	Charente
Bed:	3
Bath:	2
Floor:	131 m2
Plot Size:	740 m2

IN BRIEF

Charming renovated village house of nearly 130 m², with a barn of about 55 m². Attic space that can be converted. Front yard with a terrace area. Additional garden, not adjoined, a few meters away, ideal for your vegetable garden, chicken coop, or a green spot with views over the countryside. Total plot of 740 m².

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2290 € et 3150€ 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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NOTES

DESCRIPTION

The house is laid out as follows, on the ground floor:

- An entrance with a separate toilet and a first shower room (total about 10m²)
- A large eat-in kitchen of about 20m², fully furnished and equipped
- An office space of 8.5m²
- A living room of about 22m² with a laundry area
- A dining room of 18m²
- A master suite with shower room/toilet/walk-in closet of 16m²

Upstairs:
- A landing
- 2 bedrooms of 11 and 17m²

Adjoined barn of 53m² on 2 levels

The attached yard offers a terrace area in front of the house. A few meters away, you can enjoy a pleasant garden of about 300m² with countryside views.

Located in the village of CHARRAS, you will enjoy amenities within walking distance (restaurant, bakery, grocery store, hairdresser…)

With its potential to expand in the barn and attic, it's the perfect spot for a holiday home or a country house, without being isolated!

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