LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45919CGL16 Price: 134 900 EUR

agency fees included: 8 % TTC to be paid by the buyer (124 900 EUR without fees)

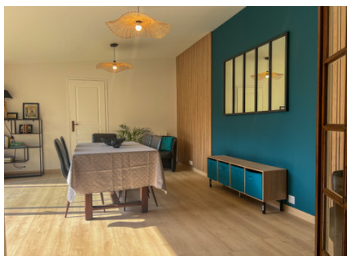
Charming renovated stone house. 2 bedrooms. Courtyard. Terrace. Parking. Close to villages with amenities.















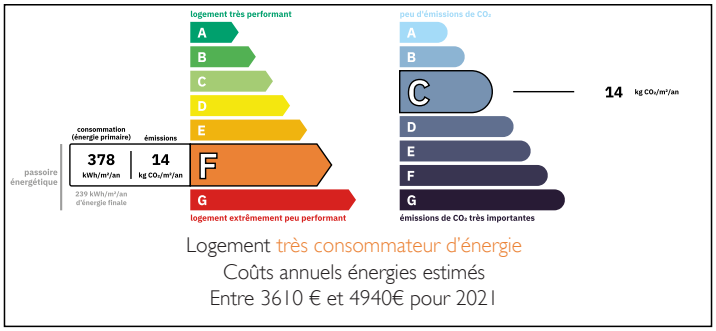
INFORMATION

Town:	Cellefrouin
Department:	Charente
Bed:	2
Bath:	1
Floor:	122 m2
Plot Size:	215 m2

IN BRIEF

A charming, tastefully renovated home located just 6 km from Chasseneuil and its many amenities.
All you have to do is move in and enjoy!
Featuring exposed stone and beams, along with a recent roof, windows, and kitchen, this property combines modern comfort with the authentic charm of a carefully restored period home.
Its spacious enclosed courtyard and terrace allow you to fully enjoy the favorable orientation in complete privacy — without the maintenance of a garden.
Inside, you'll find a cozy living room and a bright dining area opening onto the courtyard.
An ideal property for a first-time purchase, a peaceful retirement, a rental investment, or a charming holiday home in the beautiful Charente region!

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 3610 € et 4940€ 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: **942 EUR**

NOTES

DESCRIPTION

The property comprises :

GROUND FLOOR
Fitted kitchen with dining area : 23 m²
Living room : 27 m²
Dining room / living room / study (flexible use) : 20 m²
WC with washbasin
Adjoining pantry / laundry room : 5.2 m²

FIRST FLOOR
Bedroom 1 : 22 m²
Bedroom 2 : 25 m²
Bathroom with WC : 3.8 m²

OUTSIDE
Courtyard with terrace : 35 m²
Parking space in front of the house

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