LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46125NGA16 Price: 66 000 EUR

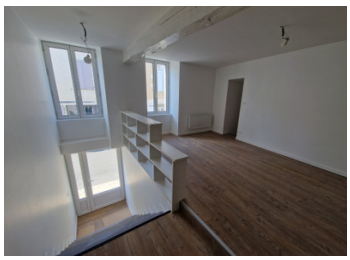
agency fees included: 6000 € TTC to be paid by the buyer (60 000 EUR without fees)

Charming, bright apartment, newly renovated, including a living room/kitchen, bedroom, and bathroom/WC.

EXCLUSIVE















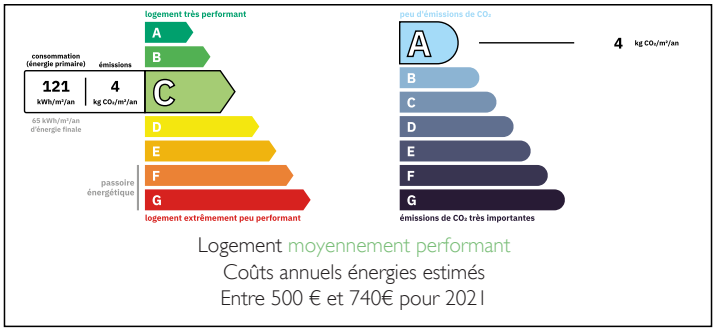
INFORMATION

Town:	Marthon
Department:	Charente
Bed:	1
Bath:	1
Floor:	37 m2
Plot Size:	0 m2

IN BRIEF

Ideally located close to all amenities, 25km from Angoulême, invest in this fully renovated 37m² apartment, featuring an entrance with stairs, a living room with kitchen, bathroom/WC, one bedroom, and a shared space. Available ready to move in or to rent.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 500 € et 740€ 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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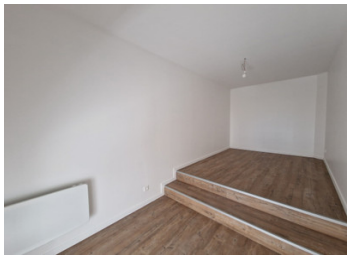
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DESCRIPTION

The 37m² apartment includes:

On the ground floor:
- Entrance (with stairs) to
- Living room/kitchen
- Bedroom
- Bathroom/WC

Electric heating
Double glazing
Connected to the sewer system
Co-ownership of 4 units

Parking spaces in front of the building
The building has been completely renovated (roof, electricity, insulation…)

Interesting rental potential, ideal location close to all amenities.

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

NOTES

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