LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A46135VC16 Price: 99 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (90 000 EUR without fees)

A spacious stone built property near local shops including a bakery. Four bedrooms, private garden.















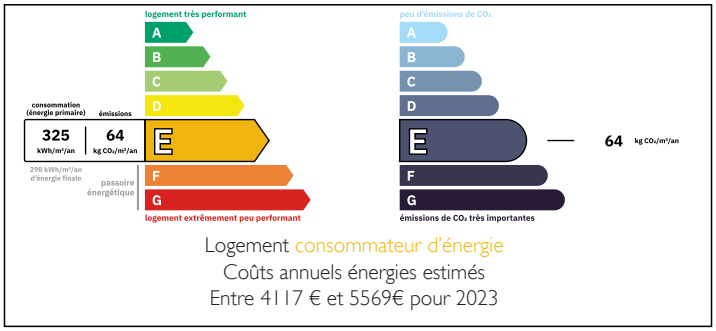
INFORMATION

Town:	Verdille
Department:	Charente
Bed:	4
Bath:	1
Floor:	130 m2
Plot Size:	1511 m2

IN BRIEF

This property with four bedrooms is situated in Verdille, a popular village with local shops. It has a large kitchen and living room with original features retained. There is an enclosed garden and large covered area.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4117 € et 5569€ pour 2023

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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LOCAL TAXES

Taxe foncière: **939 EUR**

NOTES

DESCRIPTION

This property is immediately habitable although it needs modernising. It has utilities connected, and is in walking distance of the excellent local bakery and coffee shop, perfect for a morning stroll.

Entrance hall - 9m2
Kitchen - 19m2 with tiled floor
Lounge 35m2 with parquet floor
WC 1m2

First floor WC - 1m2
Bathrooom with bath sink - 4m2
Landing 14m2
Four Bedrooms - 11,11,10,10.7 m2
Small room 5m2 with access to the large attic space.

Other information - the property has oil central heating, well water available in the utility area, fibre available in the village, the property is connected to mains drains which conforms to current regulations.

Double gates and a single gate to the garden at the front of the property.

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

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