LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46556REC16 Price: 224 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (210 000 EUR without fees)

Contemporary timber-frame house offering a spacious living room, four bedrooms, a swimming pool and garden







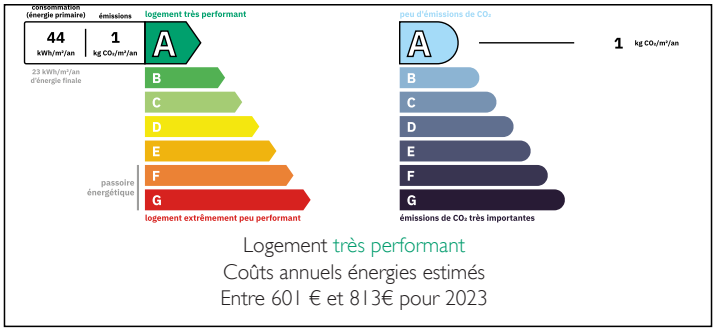








ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 601 € et 813€ pour 2023

INFORMATION

Town:	Bazac
Department:	Charente
Bed:	4
Bath:	1
Floor:	122 m2
Plot Size:	1048 m2

IN BRIEF

Set in a peaceful countryside location with no overlooking neighbours, come and settle into this charming and comfortable home, so easy to live in.

Ideal as a year-round residence or a holiday home in the countryside, it would also be perfectly suited to a seasonal rental investment project.

The heating is provided by a reversible heat pump combined with a thermodynamic hot water cylinder, ensuring excellent energy efficiency. The rooms are bright and airy, with modern features and quality fittings throughout.

The entrance opens into a large living room with two sets of patio doors, two windows, and a fully equipped open-plan kitchen. A utility room houses the laundry area while a hallway leads to the sleeping area, offering four lovely bedrooms and a large bathroom with shower and WC.

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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DESCRIPTION

Entrance: 3.7 m²

Living room: 45.4 m² with open-plan kitchen including gas hob, extractor hood, electric oven, dishwasher and ventilation system (VMC).

Utility room: 9 m² with thermodynamic hot water cylinder, laundry area and ventilation system (VMC).

Hallway: 7.7 m²

Bedroom 1: 12 m² with fitted wardrobes.

Bedroom 2: 12 m² with fitted wardrobes.

Bedroom 3: 10 m² with fitted wardrobes.

Bedroom 4: 10 m² with fitted wardrobes.

Bathroom/Shower room/WC: 6 m² with ventilation system (VMC).

Outside: Enclosed garden of 1,040 m² with an 8m x 4m swimming pool, terraces, summer kitchen and parking area.

Taxe foncière 1200€

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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