LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46723FO16 Price: 194 400 EUR

agency fees included: 8 % TTC to be paid by the buyer (180 000 EUR without fees)

Charming 1850s Charentaise with secluded courtyard – a spacious renovation project full of potential















INFORMATION

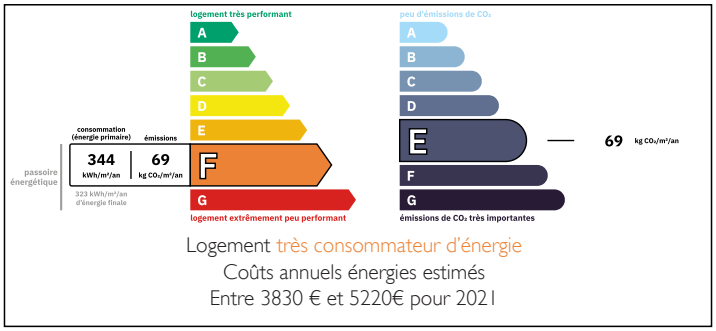
Town:	Salles-d'Angles
Department:	Charente
Bed:	4
Bath:	1
Floor:	133 m2
Plot Size:	1852 m2

IN BRIEF

Tucked away behind large traditional gates, this characterful 1850s Charentaise stone house offers approximately 133 m² of habitable space, generous proportions and a particularly attractive south-facing, completely secluded courtyard garden.

The property has been neglected in recent years and now requires substantial renovation, but its charm and potential are immediately apparent. With its spacious rooms, wooden floors, period details and sheltered courtyard, this is a house waiting for someone with imagination to bring it back to its former glory.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 3830 € et 5220€ 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

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46723FO16 Price: 194 400 EUR

agency fees included: 8 % TTC to be paid by the buyer (180 000 EUR without fees)







LOCAL TAXES

Taxe foncière:	**1383 EUR**

NOTES

DESCRIPTION

PLEASE NOTE: The advertised price of €194,400 HAI includes both the house and a separate plot of land of 1,175 m2 at a short distance from the property. The house and land may also be purchased separately: €171,200 HAI for the house alone or €26,600 HAI for the plot alone.

The existing accommodation is arranged on the ground floor and includes a welcoming entrance hall, a particularly generous salon with wooden flooring, fireplace and attractive ornamental ceiling detail, a dining room, spacious kitchen, four bedrooms, bathroom and separate WC. Well-proportioned rooms give the house a wonderful sense of space and character.

An entire first floor, currently inaccessible and not included in the stated habitable surface, offers exciting potential for the creation of substantial additional living accommodation, subject to the necessary works and permissions. This considerably enhances the possibilities for anyone wishing to undertake a larger renovation project.

Below the house is a dry basement extending beneath the entire footprint, together with additional standing-height storage space.

Outside is one of the property's greatest attractions: a beautiful, private south-facing courtyard garden, hidden from view and offering a wonderfully peaceful outdoor living space. There is also an outbuilding, covered parking for two cars and access through a large double gate. A functioning well situated beside the entrance is shared with the neighbouring property.

Importantly for a renovation project of this nature, the house is considered structurally sound and the roof was redone approximately five years ago. The interior, kitchen, wooden window frames...