LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46744SVA16 Price: 93 500 EUR

agency fees included: 10 % TTC to be paid by the buyer (85 000 EUR without fees)

Great small hamlet house, 2 bedrooms, fully renovated, energy rated C, ideal holiday home, lock and leave.

EXCLUSIVE















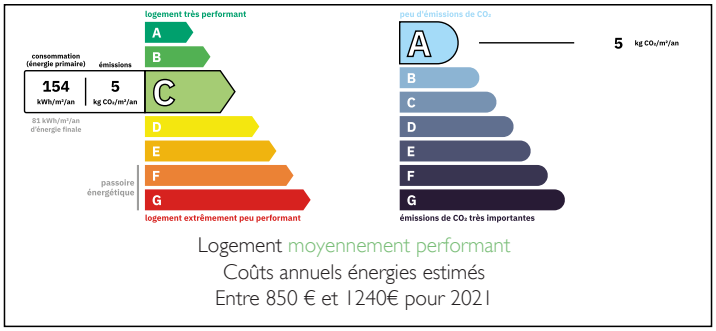
INFORMATION

Town:	Mouzon
Department:	Charente
Bed:	2
Bath:	1
Floor:	74 m2
Plot Size:	477 m2

IN BRIEF

A perfect small house in a charming hamlet near to the lake Mas Chaban, for swimming, fishing and holiday activities as well as the village of Massignac with an excellent bakery, 2 restaurants, bar pharmacy, corner shop and bar. An easy lock and leave for holidays or retirement. A garden of 470m² separated from the house but ideal for relaxing, in the shade of trees or as a vegetable plot. The majority of furnishings included.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 850 € et 1240€ 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:	**140 EUR**

NOTES

DESCRIPTION

A traditional Charentais stone facade, double glazed throughout, the entrance into a combined living room and modern equipped kitchen of 32m², a downstairs bathroom 7m², staircase with designer banister up to the first floor. 2 bedrooms 12.5m², 11m² and a generous landing of 12m² with storage space. Reversible heat pump system, heating and air conditioning. Mains drains.

Parking adjacent to the house. A separate fenced garden of 477m² a short walk from the house with fruit trees, a wood cabin in a peaceful location.

Massignac is 3.5km away with amenities and health centre. The lake Mas Chaban on the river Moulde is 2km away for swimming, walks, boating & fishing. Limoges airport 45min, Angoulême high speed train station (TGV) 45 minutes.

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