LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46771NWO16 Price: 199 000 EUR

agency fees to be paid by the seller

Single-storey house in a prime location, with a 2nd house to refurbish, outbuildings and panoramic views.















INFORMATION

Town:	Saint-Romain
Department:	Charente
Bed:	4
Bath:	2
Floor:	121 m2
Plot Size:	8663 m2

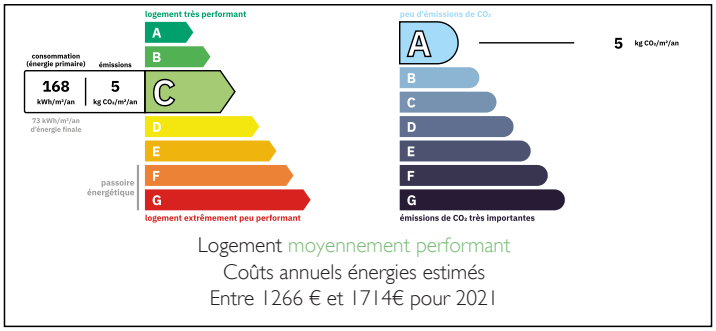
IN BRIEF

This former farmhouse is situated in a small, very quiet hamlet and offers excellent potential. The four-bedroom house benefits from good insulation, double glazing, a mechanical ventilation system and fibre-optic. Heating is provided by a heat pump with underfloor heating in the living room and radiators. A terrace allows you to make the most of the surroundings. The property also comprises an adjoining barn with a lean-to, a cellar, a pigsty and a henhouse. A second detached three-room house is in need of complete renovation; it offers great potential as additional accommodation, a holiday let or commercial premises.

Ideally situated 10 minutes from the small town of Chalais, which offers a full range of shops as well as a large weekly market.

50 minutes from Angoulême, 1 hour from Cognac and Périgueux, and 1 hour 30 minutes from Bordeaux.

ENERGY - DPE



Logement moyennement performant

Coûts annuels énergies estimés

Entre 1266 € et 1714€ 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.
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LOCAL TAXES

Taxe foncière:	**1750 EUR**

NOTES

DESCRIPTION

- Living room with open-plan kitchen and access to the terrace
- Hallway with wardrobe
- Bedroom 1
- Shower room
- Bedroom 2
- Bedroom 3
- Bedroom 4 with en-suite bathroom.

OUTDOORS:

- 3-room house in need of renovation, approximately 75m² over 2 storeys
- Cellar
- Barn
- Shed
- Pigsties

Large garden, orchard and meadow

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

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