LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46798SVA16 Price: 99 000 EUR

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

A stone farmhouse, 4 bedrooms, quiet hamlet, potential for transformation into a delightful country home.















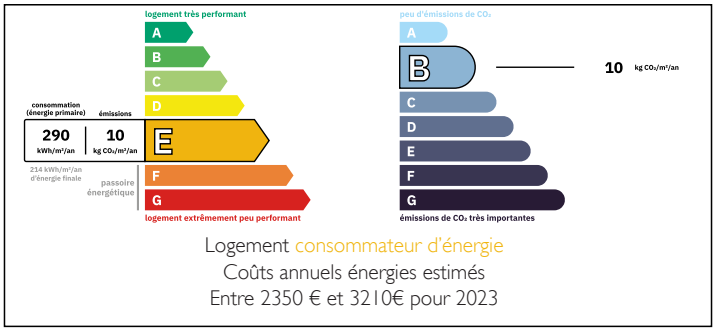
INFORMATION

Town:	Lesterps
Department:	Charente
Bed:	4
Bath:	1
Floor:	145 m2
Plot Size:	4685 m2

IN BRIEF

An attractive country setting for this 4 bedroom house with large kitchen and living room. Lots of potential to transform this farmhouse into a home with character, with a vegetable plot and fenced garden for animals, a small holding delight. In the quiet village of Lesterps and close to the medieval town of Confolens.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2350 € et 3210€ 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.

LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46798SVA16 Price: 99 000 EUR

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







LOCAL TAXES

Taxe foncière: **671 EUR**

NOTES

DESCRIPTION

The ground floor comprises a large kitchen & dining room 43m², a living room 36.5m², a bathroom 4.7m² and w.c. dressing room 9.5m² and workshop 15m². On the first floor, 4 bedrooms 11.3m², 10.5m², 16m², 11m².

Shelter for chickens on the garden of 4 685m², fibre optic internet connection, fosse septic non compliant.

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

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