LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46854ED16 Price: 165 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (152 800 EUR without fees)

Detached and fully 3 bed, renovated house with garage and lovely garden

EXCLUSIVE















INFORMATION

Town:	Massignac
Department:	Charente
Bed:	3
Bath:	2
Floor:	105 m2
Plot Size:	3203 m2

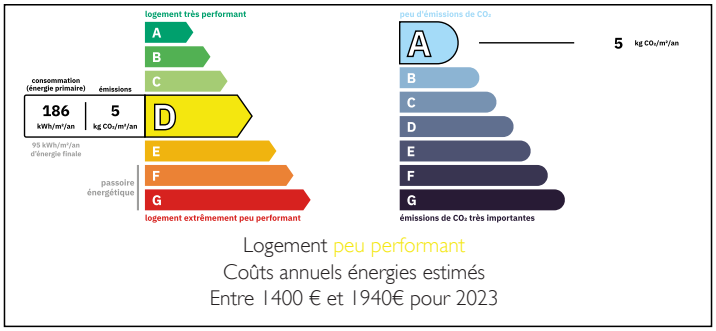
IN BRIEF

This lovely detached, hamlet house offers 3 bedrooms, 2 shower rooms, garage and extensive gardens with fabulous views all round. The house is well presented throughout and ready to move into.

Situated in a small hamlet just outside of the every popular village of Massignac, with auberge, boulangerie, café, village store and fine dinning restaurant all within a few minutes of your front door, plus the beautiful Haute Charente leisure lakes.

Limoges airport is just over 40 minutes by car (51km) and Angouleme TGV train station is 45 minutes (49 km).

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1400 € et 1940€ 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.

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:	**980 EUR**

NOTES

DESCRIPTION

GROUND FLOOR
Lounge/Kitchen/Diner (39m²) with tiled floor throughout. Log burning stove and fully fitted kitchen.
Bedroom 1 / Snug (12m²)
Bathroom (4m²)
Garage with doors front and rear

FIRST FLOOR
Bedroom (12m²) with fitted wardrobes
Bedroom (12m²) with dressing room (4m²) and shower room (3m²) ensuite
Office (6.5m²) set as a twin bedroom but the head height is reduced in part

Double glazed throughout
Log burning stove and electric radiators
Septic tank

EXTERIOR
The gardens surround the property and includes a gravelled parking area, paved terraces, chicken coop and garden outbuildings.

NOTES
If desired, it is also possible to buy another parcel of land at the rear of the property, that would square off the plot nicely. This would offer an additional 1022m² of land and a clear view onto the countryside beyond. There is an old wooden framed hangar and a small outbuilding also on this plot. Photos are available upon request.

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

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