LEGGETT IMMOBILIER INTERNATIONAL

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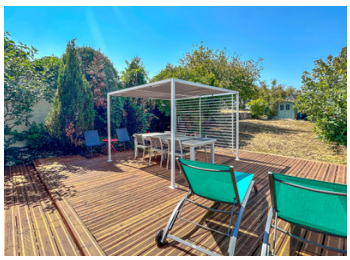
Ref: A47057JHI16 Price: 199 800 EUR

agency fees included: 8 % TTC to be paid by the buyer (185 000 EUR without fees)

House with 3 large bedrooms & 2 bathrooms .Large open living room .Terrace and garden. 5km Jarnac 10km Cognac.







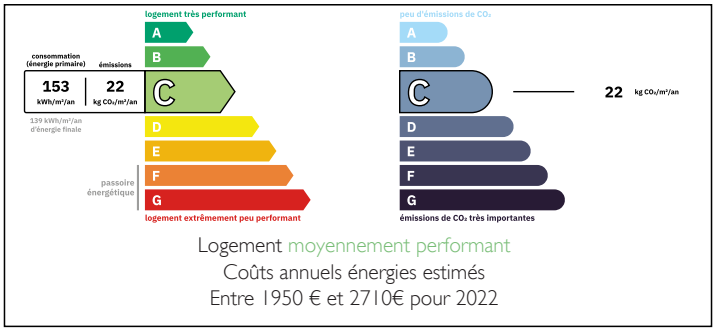








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1950 € et 2710€ pour 2022

INFORMATION

Town:	Chassors
Department:	Charente
Bed:	3
Bath:	3
Floor:	156 m2
Plot Size:	642 m2

IN BRIEF

Great location for this property - Just 5 km to the centre of the beautiful riverside town of Jarnac, 6km to the Golf course and 10km to the centre of Cognac .

In great condition , the house is part of a small community of 3 properties renovated approx 10 years ago with a shared gated entrance .
Patio doors through-out the ground floor open to the front and rear terraces .
A large open plan living area on the ground floor , with a fully fitted kitchen , wood burner and office area .
Upstairs 3 large bedrooms ; 1 of which is en-suite plus a large family bathroom . Two bedrooms have Juliette balconies and there is an office area / smaller bedroom.
Decking area and manageable garden to the rear of the property .
A further WC...

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: **1600 EUR**

NOTES

DESCRIPTION

The house in more detail:
Living room with open kitchen : 57m2 with fully fitted kitchen and wood burner . 4 sets of French doors to the front and rear .
Office : 22m2 with large larder area with water softner .
Oak stairwell to first floor :
Bedroom 1 : 18m2 with ensuite shower room 5m2 and balcony over rear garden .
Bedroom 2 : 13m2
Bedroom 3 : 12m2
Office : 8m2
Family Bathroom with bath : 6m2

Outside : Garden and terrace to rear , with terrace at the front of the house .
WC and Laundry room .

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