LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47174FO16 Price: 141 700 EUR

agency fees included: 9 % TTC to be paid by the buyer (130 000 EUR without fees)

Cosy 3-bed/1-bath semi-detached stone property in the centre of a Charentais village















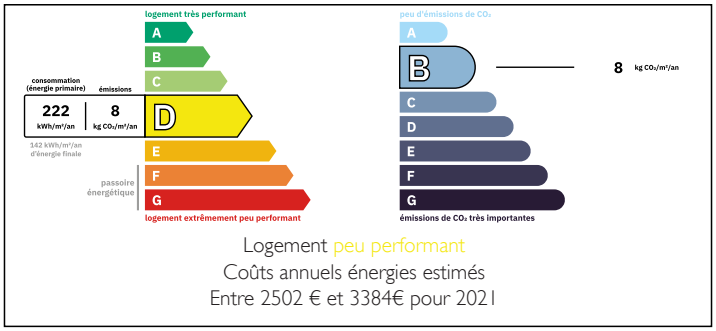
INFORMATION

Town:	Chassors
Department:	Charente
Bed:	3
Bath:	1
Floor:	128 m2
Plot Size:	144 m2

IN BRIEF

This charming house exudes a warm and welcoming atmosphere. Ideal for a small family or as a holiday home in the beautiful Charente region of southwest France, it offers generous living space and is in excellent condition. A real little gem for those seeking peace and tranquillity without being isolated. Public parking next to the property provides convenient parking.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2502 € et 3384€ 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: **916 EUR**

NOTES

DESCRIPTION

GROUND FLOOR
Entrance either into living room or kitchen.
- Living area: 32m². Open fireplace in Charentaise stone. Tile floor.
Steps going to:
- Dining area 18m², with traditional Alsatian tiled stove.
- Kitchen: 8.87m²
- WC
- Utility room with cumulus: 6.53m2

Wooden stairs to:

FIRST FLOOR
- Bedroom 1: 27m². Ornamental chimney in lime stone.
- Ensuite bathroom: 12m², with shower cubicle, wash basin, bath and WC. Moroccan style tile floor.
- Bedroom 2: 11.50m², sloping ceiling with velux window (minimum height 1.80 m throughout).

Wooden stairs to:

SECOND FLOOR
- Bedroom 3: 11.50 m² of habitable space under the sloping ceiling (minimum ceiling height of 1.80 m), with a Velux roof window. Wall-to-wall carpet. Small storage space. Total floor area: 22.50 m².

OUTSIDE
- Nice patio with small storage attic
- Beautiful shrubs
- Wooden gate
- Disused well

VARIOUS
- DPE:
- Mains drains
- Electrici heating and hot water
- Taxe foncière (council tax):

More information available upon request.