LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47245VC16 Price: 277 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (259 000 EUR without fees)

Beautifully restored property, with 5 bedooms, set in a pretty village near the market town of Aigre















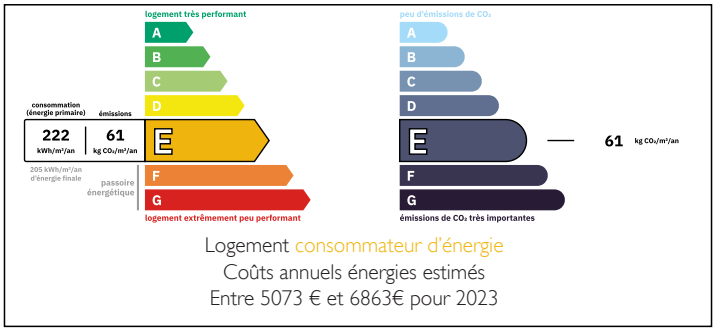
INFORMATION

Town:	La Chapelle
Department:	Charente
Bed:	5
Bath:	2
Floor:	186 m2
Plot Size:	470 m2

IN BRIEF

A stone built character property situated in a hamlet with five bedrooms. Tastefully decorated throughout with a garden and barn. Local town of Aigre a short distance away, Angouleme 27km.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5073 € et 6863€ 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.

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LOCAL TAXES

Taxe foncière: **1400 EUR**

NOTES

DESCRIPTION

Step into this charming and beautifully presented property through the tiled entrance hall, which features a convenient cloakroom/WC.

The ground floor offers a welcoming and spacious lounge, complete with a wood-burning fire and a cosy area in which to relax. A generous kitchen and dining area, provides plenty of space for family meals and entertaining. The fitted kitchen also benefits from a wood-burning fire and leads through to a useful utility room and to the connecting barn.

On the first floor, there are three comfortable bedrooms and a family bathroom. The impressive master bedroom overlooks the garden and offers ample space for a large bed as well as a separate sitting area. Bedrooms two and three are situated on the opposite side of the landing and are both good-sized, versatile rooms. The family bathroom comprises a bath, washbasin and WC.

The second floor provides two further large bedrooms, making this an ideal home for a family, those wishing to accommodate guests, or anyone looking for additional space. There is also a second bathroom on this level, equipped with a bath, shower, washbasin and WC.

The entire property has been maintained and decorated to a high standard, offering a comfortable and welcoming home with plenty of character.

Attached to the house is a substantial 80m² barn, currently with an earth floor and large double doors. It houses the original oil-fired boiler, which would benefit from replacement with a more modern heating system.

The barn offers excellent potential for further development, with...