LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47343CHR16 Price: 162 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (150 000 EUR without fees)

Pretty stone house with open views















INFORMATION

Town:	**Londigny**
Department:	**Charente**
Bed:	**3**
Bath:	**2**
Floor:	**126 m2**
Plot Size:	**1145 m2**

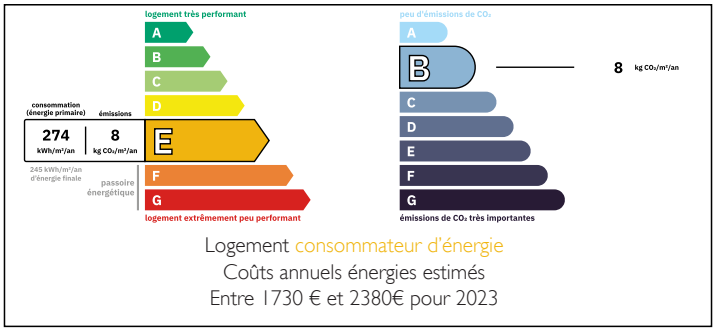
IN BRIEF

Ground floor:
Lounge 31.73m2
Kitchen 19.40m2
Utility room 11.80m2
Shower room 2.68m2

1st floor:
Landing 4.28m2
Bathroom 5.43m2
Bedroom 1 - 20.48m2
Bedroom2 12.30m2
Attic

Outbuildings:
Workshop 28m2
Barn 50m2

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1730 € et 2380€ 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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NOTES

DESCRIPTION

Located on the edge of a village with lovely open views over the countryside, this charming stone house offers approximately 126 m² of living space.

On the ground floor, the entrance opens into a bright and welcoming living room, enhanced by a fireplace and wood-burning stove. The kitchen, open to a dining area of around 19 m², is fully fitted and equipped, with French doors leading directly onto a terrace—perfect for enjoying sunny days. This level also includes a practical utility room with external access, as well as a shower room with WC.

Upstairs, the landing leads to a spacious master bedroom of approximately 20 m², along with a comfortable bathroom featuring a shower, bathtub, washbasin, heated towel rail, and WC. A hallway leads to two further bright bedrooms of around 12 m² each. There is also an attic providing useful storage space.

Outside, the property benefits from attractive outbuildings, including a workshop of approximately 28 m² with a concrete floor and a barn of around 50 m², offering great potential for various uses. The enclosed and landscaped garden extends to both the front and rear of the house, set on a plot of 1,145 m², allowing you to fully enjoy the peaceful surroundings.

The house is equipped with a wood-burning stove for heating, double glazing, and non-collective (septic tank) drainage.

A property full of charm, ideal for lovers of character homes and tranquillity.

Information about risks to which this property is exposed is available on the Géorisques website...