LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47390JMR16 Price: 151 200 EUR

agency fees included: 8 % TTC to be paid by the buyer (140 000 EUR without fees)

A Spacious Family Home to refresh in a Peaceful Riverside Setting

EXCLUSIVE







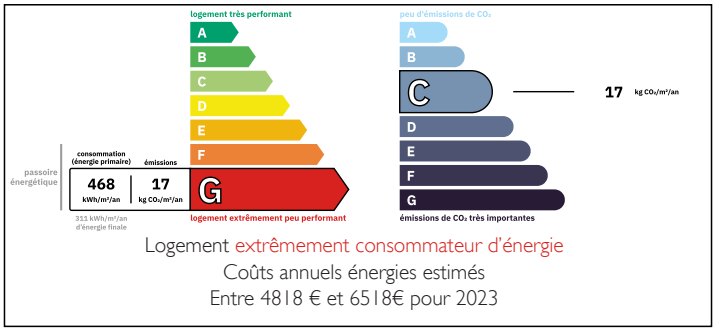








ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4818 € et 6518€ pour 2023

INFORMATION

Town:	Nersac
Department:	Charente
Bed:	4
Bath:	2
Floor:	137 m2
Plot Size:	2197 m2

IN BRIEF

A peaceful green setting, generous proportions and plenty of potential.

Set on 2,197 m² across two enclosed plots, this two-storey family home offers space and tranquillity. The ground floor features a spacious entrance hall with storage, a living room with fireplace, a separate kitchen, two bedrooms with fitted storage, a bathroom and WC. Upstairs are two further bedrooms, a shower room and attic space.

An attached garage, a 27 m² workshop and two outbuildings provide useful additional space for storage, hobbies or future projects.

The grounds, which require landscaping, offer excellent potential, while one of the plots extends down to the riverbank, creating a particularly attractive and peaceful natural setting.

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

Set within 2,197 m² of enclosed grounds divided across two plots, this spacious two-storey family home offers generous accommodation, useful outbuildings and an attractive natural setting, with plenty of potential for its new owners to make it their own.

The ground floor comprises a large entrance hall with built-in storage, a living room with fireplace, a separate kitchen, two bedrooms with fitted storage, a bathroom and separate WC.

Upstairs are two further bedrooms, a shower room and attic space, providing additional storage and potential.

An attached garage complements the main house, while outside there is also a 27 m² workshop and two outbuildings, ideal for storage, hobbies or future projects.

The property's setting is a particular highlight. The grounds are currently in need of some landscaping and attention but offer excellent potential for creating attractive gardens and outdoor living areas.

For those who enjoy nature and the countryside, one of the plots extends down to the riverbank, adding to the property's peaceful and picturesque character.

The house itself would benefit from updating and modernisation, offering an excellent opportunity to create a comfortable family home tailored to your own style and requirements.

With its generous grounds, outbuildings, riverside setting and considerable potential, this is a property well worth viewing to fully appreciate everything it has to offer.

Information about risks to which this property is