LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47507FEM16 Price: 205 200 EUR

agency fees included: 8 % TTC to be paid by the buyer (190 000 EUR without fees)

House with a basement and outbuildings















INFORMATION

Town:	Marthon
Department:	Charente
Bed:	3
Bath:	1
Floor:	123 m2
Plot Size:	0 m2

IN BRIEF

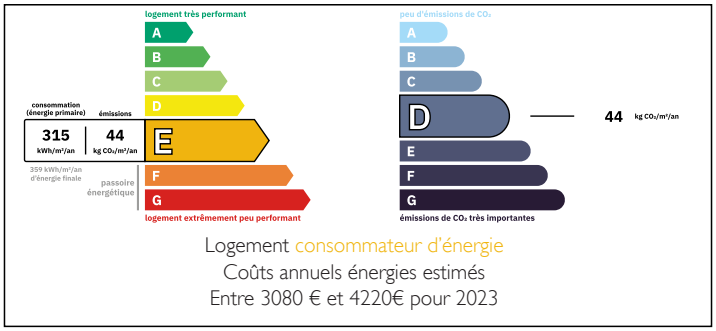
This house offers a generous living space and comprises three bedrooms, a living/dining room, a separate fully equipped kitchen, and a shower room.

The property also benefits from a basement, providing additional space for storage, DIY projects, or further development according to your needs.

Outside, the property includes approximately 200 m² of outbuildings, offering a wide range of possibilities, including storage, a workshop, garage space, a business activity, or a potential conversion project.

A property offering spacious accommodation and excellent potential, ideal for a family or for a buyer looking for substantial additional space and plenty of possibilities.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3080 € et 4220€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**1189 EUR**

NOTES

DESCRIPTION

3-Bedroom House with 200 m² of Outbuildings – Near Marthon

Located close to Marthon and its local amenities, this property offers plenty of potential and a wide range of possibilities.

The house comprises a separate, fully equipped kitchen, a living/dining room, three bedrooms and a shower room. A basement completes the property, providing additional space for storage, DIY or other uses.

The real highlight of this property is its large outbuildings, offering approximately 200 m² of space. They would be ideal for a tradesperson, contractor or anyone requiring large areas for storage, a workshop, equipment or a professional activity, subject to the necessary permissions.

The house requires modernisation and updating, offering the opportunity to create a home tailored to your own tastes and fully unlock the potential of the property.

An interesting opportunity for a permanent residence, family project or professional venture, with generous volumes and numerous possibilities for conversion and development.

A property well worth viewing for anyone looking for a project with great potential!

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