LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47683JNV16 Price: 162 000 EUR

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

Beautifully renovated stone house located in the charming village of Coulgens

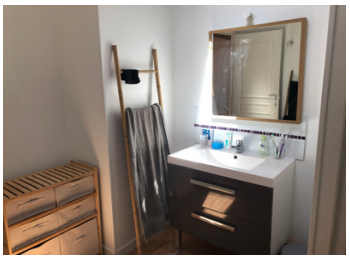














INFORMATION

Town:	Coulgens
Department:	Charente
Bed:	3
Bath:	1
Floor:	102 m2
Plot Size:	70 m2

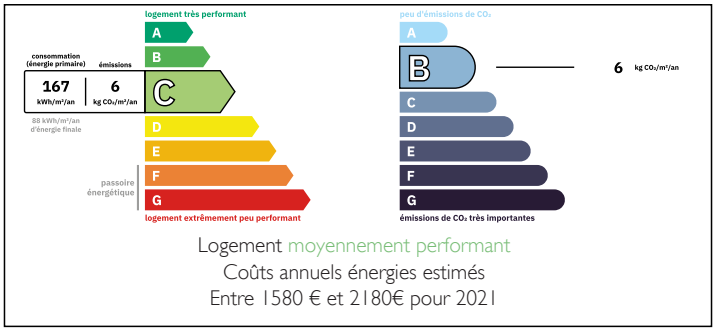
IN BRIEF

Stone house of 102 m 2.
It is composed as follows:

ground floor:
1 entrance of 7.5 m²
1 separate toilet of 1.2m²
1 cellar of 1.5m²
1 living room/kitchen of 42m²

1st floor :
bedroom 1 of 10m²
bedroom 2 of 11.6m²
bedroom 3 of 14 m²
bathroom of 6.8 m²

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1580 € et 2180€ 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.

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.
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LOCAL TAXES

Taxe foncière: **974 EUR**

NOTES

DESCRIPTION

Charming 102 m² Renovated Stone Cottage — Move-in Ready

Fall under the spell of this beautiful 102 m² stone house, thoughtfully renovated to a high standard. Combining authentic period character with sleek modern comfort, it offers a seamless blend of charm and functionality.

Ground Floor

The welcoming entrance leads into a light-filled open-plan living area, where a stylish modern kitchen opens onto a spacious lounge — ideal for entertaining. A practical utility room and a separate guest WC complete this level.

First Floor

Upstairs, the sleeping quarters comprise three bright bedrooms and a contemporary shower room with WC.

Outside

Enjoy a delightful, low-maintenance walled garden, providing a private haven for outdoor dining and relaxation.

The quality renovation offers excellent insulation, double glazed PVC windows, a beautiful light while maintaining the charm of our old homes.

Main house, secondary or rental investment, you make your choice!!

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

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