LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47686VC16 Price: 138 000 EUR

agency fees to be paid by the seller

Three bedroom property overlooking the Charente river with gardento three sides and outbuilding.















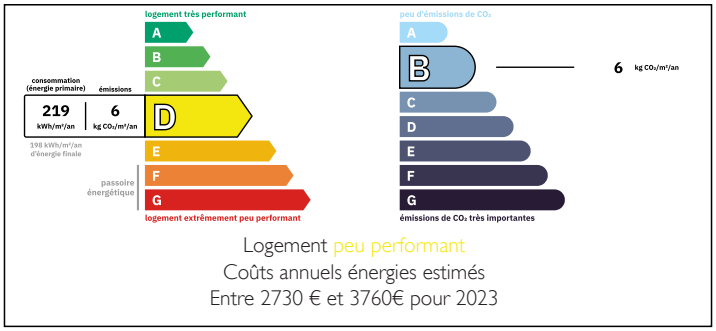
INFORMATION

Town:	La Chapelle
Department:	Charente
Bed:	3
Bath:	1
Floor:	133 m2
Plot Size:	885 m2

IN BRIEF

Pretty home with lounge overlooking the river Charente, near local shops and a restaurant and a lovely area for walking.
Three Bedrooms, and good sized living dining room with separate kitchen. Garden to three sides of the house and south facing.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2730 € et 3760€ 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: **930 EUR**

NOTES

DESCRIPTION

Driveway to the front of the property and further parking to the rear.
The property has a pretty garden full with mature plants and bushes.
Enter into the hallway with tiled floor, kitchen to the right with fitted units, small hallway to the WC and shower room, access to the barn used for storage and a utility room.
The lounge diner, is a large room divided into two spaces, with the lounge area overlooking the river with french doors.
On the first floor are three bedrooms and a WC. Bedroom one is the present main bedroom, bedroom two is a through room and the third bedroom is the largest room which would make a lovely master room. The currect shower room is below therefore the water and drainage are nearby. This large room has access to the space above which has head height and potentially useable.

Room sizes -
Entrance hall - 3.5m2
Kitchen - 14.26m2
Living room / dining room - 36m2
Shower room -6m2
WC
Outbuilding / utility 24m2
Bedroom 1 - 17m2
WC (macerator system)
Bedroom 2 - 14.8m2
Bedroom 3 - 36 m2

Other information
The property has double glazing, pellet boiler central heating system, Thermo dynamic water heater (2 ans) parking space suitable for a large vehicle, non conforming fosse.
* photo 9 has been altered to remove the owners packing boxes.

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