LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47726NWO16 Price: 71 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (65 000 EUR without fees)

2 small houses to renovate,with outbuildings and lovely grounds, in a picturesque hamlet, 5 mn from Chalais.

EXCLUSIVE















INFORMATION

Town:	Saint-Romain
Department:	Charente
Bed:	2
Bath:	1
Floor:	0 m2
Plot Size:	2767 m2

IN BRIEF

This property is nestled in a charming little hamlet, in a peaceful setting on the top of a hill. It comprises two small adjoining houses, both requiring complete renovation, together with numerous outbuildings.
All the roofs were refurbished earlier this year, and new double-glazed windows have been installed. In the house on the left, the floors are ready for a concrete screed to be laid. The shower room and WC are functional, but the septic tank does not currently comply with regulations.
Opposite the houses, a large lean-to, three sheds, a pigsty, a bread oven and a well complete the property. The lane running through it is a cul-de-sac with no traffic.

Just 5 minutes from the small town of Chalais, offering all local amenities, as well as a railway station with connections to Bordeaux and Angoulême.
50 minutes from Angoulême,...

ENERGY - DPE

DPE not required.

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: **670 EUR**

NOTES

DESCRIPTION

House 1:
- 2 rooms, each 26 m², and a small room of 10 m²

House 2:
- 2 rooms, each 23 m², and a shower room of 2.60 m²
- A 7 m² utility room between the two houses with access to the loft
- Garden and meadow at the rear

Opposite:
- Lean-to with 2 sheds
- Pigsty
- Bread oven and a shed
- Well
- Courtyard and garden

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