LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47805ASO16 Price: 199 500 EUR

agency fees included: 5 % TTC to be paid by the buyer (190 000 EUR without fees)

A single-story house with 3 bedrooms and a lovely garden, located in Dignac .

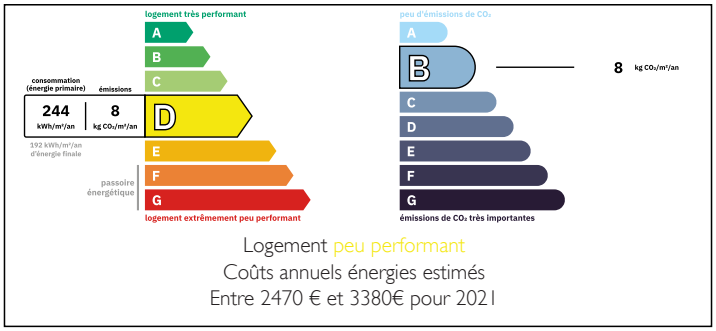
INFORMATION

Town:	Dignac
Department:	Charente
Bed:	3
Bath:	1
Floor:	125 m2
Plot Size:	1975 m2

IN BRIEF

A lovely single-storey house of approximately 125 m² situated in the village of Dignac, with 3 bedrooms and an outbuilding, set in charming landscaped grounds with trees; local amenities within walking distance.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2470 € et 3380€ 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: **1128 EUR**

NOTES

DESCRIPTION

In a quiet location, within walking distance of local shops, come and discover this family home of approximately 125 m² set on a lovely, fenced plot of 1,975 m².

A very attractive landscaped garden with trees, a covered terrace and a large carport for two vehicles.

Built in the 1980s.

It comprises:

- A bright 16 m² conservatory opening onto the garden
- A 10 m² entrance hall with a pantry and a wood-burning stove
- An 18 m² fitted kitchen
- A large 33 m² living/dining room with a wood-pellet stove
- 3 bedrooms: 9 m², 11 m² and 9 m²
- 5 m² shower room
- Separate toilet
- 21 m² cellar

Highlights:
Electric heating + pellet stove + wood-burning cooker. Double glazing. Mains drainage. 2-car carport. Outbuildings. Fully fenced garden with trees. Shops within walking distance.

Come and view it!

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

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