LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47846CNG16 Price: 179 350 EUR

agency fees to be paid by the seller

Town house in the heart of a city medieval

EXCLUSIVE















INFORMATION

Town:	La Rochefoucauld-en-Angoumois
Department:	Charente
Bed:	3
Bath:	1
Floor:	142 m2
Plot Size:	28 m2

IN BRIEF

Pretty town house at the foot of the castle of La Rochefoucauld overlooking the Tardoire facing South East.

This house consists on the ground floor, a living room, a dining room, a kitchen, a toilet, a garage with pit, a cellar.

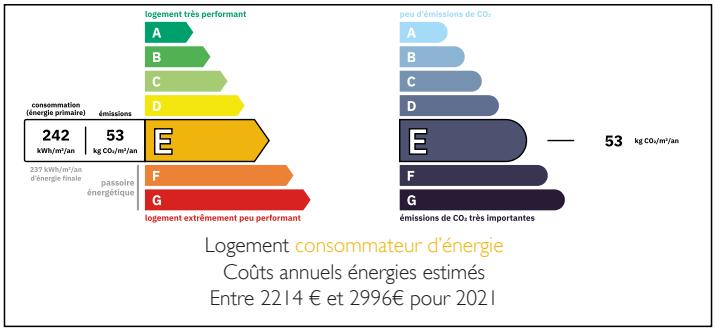
On the first floor 3 bedrooms, a large landing with wardrobes, a bathroom, a toilet, a terrace out of sight and a balcony with stunning views.

This house is to refresh and it is ideal for creating guest rooms with its location at the foot of the castle, near a restaurant and 2 minutes walk from the city center.

City gas, open fireplace, pellet stove, mains drainage.

Some refreshment work is expected.

ENERGY - DPE



Logement consommateur d'énergie

Coûts annuels énergies estimés

Entre 2214 € et 2996€ 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.

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LOCAL TAXES

Taxe foncière:	**1800 EUR**

NOTES

DESCRIPTION

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On the first floor 3 bedrooms, a large landing with wardrobes, a bathroom, a toilet, a terrace out of sight and a balcony with stunning views.
This house is to refresh and it is ideal for creating guest rooms with its location at the foot of the castle, near a restaurant and 2 minutes walk from the city center.
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La Rochefoucauld is very well served with its schools, various shops and many sports clubs.
13 hectares of forest with fitness trail 2 steps from the house, 25 km from Angoulême (station).

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