LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47880CRF16 Price: 210 600 EUR

agency fees included: 8 % TTC to be paid by the buyer (195 000 EUR without fees)

A Rare opportunity to purchase a substantial stone property with so much adjoining land, at this price range.















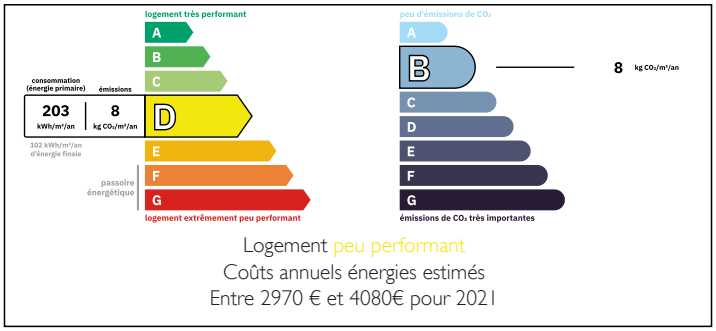
INFORMATION

Town:	Rougnac
Department:	Charente
Bed:	4
Bath:	2
Floor:	161 m2
Plot Size:	0 m2

IN BRIEF

Currently a domaine of 2 principal properties owned by the same vendor, one of the properties is now available for sale. The access to the property and the land is currently shared between the two stone properties, but is now to be divided. There shall be a separate access to the property, and the adjoining land, that is yet to be measured by a geometre, shall give the property for sale at least 8000m2 (approximately 2 acres)

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2970 € et 4080€ 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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DESCRIPTION

The property itself is of an excellent size, with a huge open plan Salon/Cuisine of 81m2 approximately. The open plan kitchen is in need of replacement. Also on the ground floor level, there is a large bedroom (18m2), a utility room and a downstairs shower room. On the first floor, there is a spacious landing, three bedrooms of 13m2, 11m2 and 10m2. A dressing/study area and a further bathroom complete the first floor accommodation.

Located in a peaceful location, with the historic city of Angouleme approximately 30 minutes by car. The property presents a real opportunity to own a large dwelling with extensive land. Please contact me for further details.

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

NOTES