LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47963REC16 Price: 172 800 EUR

agency fees included: 8 % TTC to be paid by the buyer (160 000 EUR without fees)

Lovely contemporary home in a peaceful setting, ready to move into with no work required.















INFORMATION

Town:	Les Essards
Department:	Charente
Bed:	3
Bath:	1
Floor:	119 m2
Plot Size:	4165 m2

IN BRIEF

Set on the hillside between the villages of Saint-Aulaye (24) and Aubeterre-sur-Dronne (16), this bright contemporary home, tastefully designed and decorated, enjoys stunning uninterrupted views over the surrounding countryside.

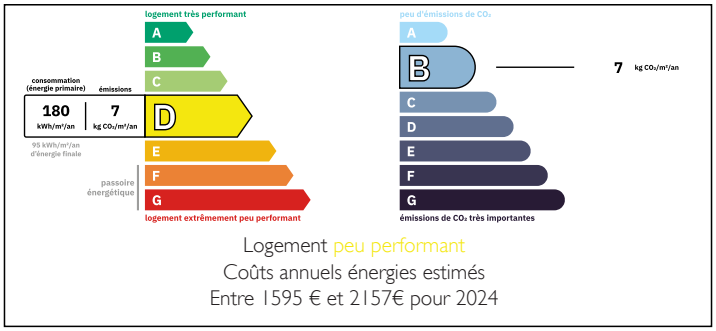
An ideal home for year-round living or peaceful holidays in the countryside: comfortable, welcoming and easy to enjoy.

On the ground floor, the entrance opens into a bright, open-plan living space with sliding glass doors and an open-plan kitchen, dining area and sitting room. A balcony provides the perfect spot to enjoy the views and admire the sunsets.

A staircase leads down to the garden level, which also has direct access through external doors.

Here you will find three lovely bedrooms, a

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1595 € et 2157€ pour 2024

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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NOTES

DESCRIPTION

Ground Floor
Entrance: 7.8 m² – tiled flooring

WC: 1.8 m² – tiled flooring, extractor fan

Open-plan kitchen: 13.5 m² – tiled flooring, gas hob, extractor hood, electric oven, window

Dining area: 26 m² – tiled flooring, 2 windows, French doors opening onto the balcony, mezzanine above the kitchen

Living area: 19 m² – tiled flooring, window, French doors, exposed beams, staircase leading to the garden level

Covered balcony: 17 m² – tiled flooring

Garden Level
Hallway: 13 m² – tiled flooring

Bedroom: 9.7 m² – laminate flooring, window

Bedroom: 10.59 m² – laminate flooring, window, door leading to the garden

Bedroom: 10 m² – laminate flooring, window, door leading to the garden

Bathroom with shower: 8.1 m² – tiled flooring, 2 windows, extractor fan

WC: 1.26 m² – tiled flooring, extractor fan

Laundry & dressing area: 4.61 m² – laminate flooring

Storage room: 18 m² – concrete floor, insulated.

Outside:
Parking
Garden 4165 m² - very private and with beautiful views.

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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr