LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48217ED16 Price: 194 400 EUR

agency fees included: 8 % TTC to be paid by the buyer (180 000 EUR without fees)

Beautiful 3 bed, detached house with old cottage/garage and large garden

EXCLUSIVE















INFORMATION

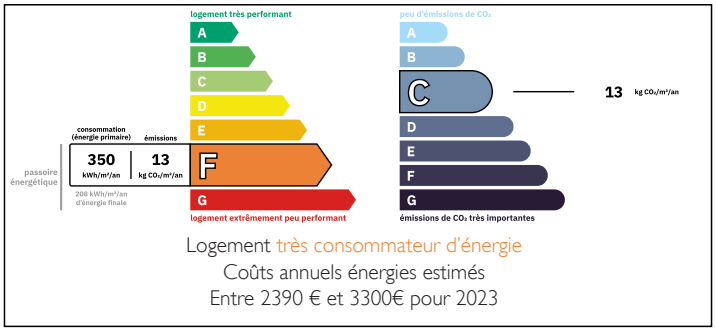
Town:	Massignac
Department:	Charente
Bed:	3
Bath:	1
Floor:	108 m2
Plot Size:	2831 m2

IN BRIEF

This lovely 3 bed-roomed, detached property is situated in a small hamlet, close to the ever popular village of Massignac with auberge, village store and boulangerie and the Haute Charente leisure lakes, offering wonderful walks, swimming lakes, fishing horse riding and choice of bar/restaurants. Limoges airport and Angouleme TGV train station are both under 1 hour by car.

The open-plan ground floor provides a fully fitted kitchen, dining area and generous lounge with log burning stove. The first floor provides 3 bedrooms, one with dressing room, and a bathroom. The covered terrace provides the perfect space for outside entertaining and the large garden is well stocked with shrubs and ornaments trees.
Finally, an old cottage is now used as a garage/workshop with large attic above and car port to the side.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 2390 € et 3300€ pour 2023

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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NOTES

DESCRIPTION

GROUND FLOOR
Open-plan lounge/kitchen/dining room
Large walk-in cupboard

FIRST FLOOR
Landing with large linen cupboard
Double bedroom with walk-in dressing room
Bedroom 2/office
Bedroom 3
Bathroom with separate shower, hand basin and WC

Heated via the log burning stove and electric radiators.
Double glazed throughout
Septic tank - condition to be verified

EXTERIOR
Covered terrace, attached to the main house with tiled roof and floor
Old cottage, converted to a garage with concrete floor and plenty of storage space. Attic above.
Carport attached to the side of the cottage.

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

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