LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48240CNG16 Price: 174 400 EUR

agency fees to be paid by the seller

In the heart of the city, within walking distance of everything, this move-in-ready townhouse awaits you!















INFORMATION

Town:	Gond-Pontouvre
Department:	Charente
Bed:	2
Bath:	1
Floor:	81 m2
Plot Size:	123 m2

IN BRIEF

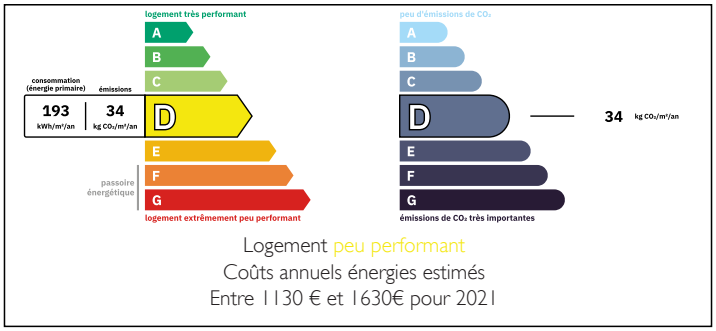
Townhouse featuring a kitchen open to the living room, a dining room, a shower room, a toilet, and a storage room on the ground floor, with two bedrooms upstairs.

Includes a courtyard, a garage, and two small outbuildings.

Outside, no vis-à-vis with the private courtyard, a well, a covered terrace, a garage and two outbuildings for equipment, a workshop or storage.

PVC double glazing joinery, solar shutters, fiber, reversible heat pump, city gas, low energy consumption.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1130 € et 1630€ 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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48240CNG16 Price: 174 400 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière: **1190 EUR**

NOTES

DESCRIPTION

Ideal for first-time buyers, this well-maintained home offers a convenient, low-maintenance lifestyle.
The ground floor features a welcoming living area with a kitchen open to the lounge, extending into a dining room. A storage room, a shower room, and a toilet complete this level.
Upstairs, there are two bedrooms.
Outside, the private courtyard offers complete privacy; features include a well, a covered terrace, a garage, and two outbuildings suitable for equipment, a workshop, or storage.
Amenities include double-glazed PVC windows, solar-powered roller shutters, fiber-optic internet, a reversible heat pump, mains gas, and low energy consumption.

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

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