LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48258VC16 Price: 130 800 EUR

agency fees included: 9 % TTC to be paid by the buyer (120 000 EUR without fees)

Property situated in St Fraigne, Charente. A quiet village with local shops in the heart of the countryside.

EXCLUSIVE















INFORMATION

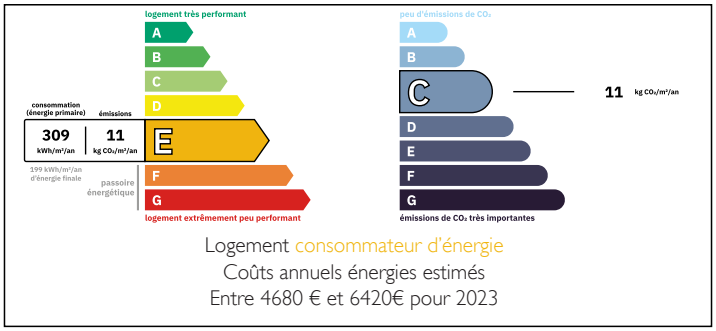
Town:	Saint-Fraigne
Department:	Charente
Bed:	3
Bath:	1
Floor:	160 m2
Plot Size:	698 m2

IN BRIEF

Property with three bedrooms and three further first floor rooms to be turned into living accomodation if required. Kitchen open to the lounge diner with windows overlooing the garden.

St Fraigne is a lovely village in the heart of the Charente. This property will make either a permenant home or a great lock up and leave for holidays.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4680 € et 6420€ 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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DESCRIPTION

Ground floor -
Kitchen, a room with fitted units, tiled floor. (20m2)
WC
Lounge / diner, (45m2) a large room with dual aspect windows, reverse air heating system and pellet burning fire.
Hallway (11m2)
Bedroom 1 (12m2)
Bedroom 2 (14m2)
Bathroom with shower, WC and sink. (17m2)
Store room (16.8m2)

First floor -
Mezzanine (22m2)
Bedroom (20m2)
Store cupboard.
Three further rooms to complete (15m2, 15m2, 22m2)

Outside -
There are double glates to the rear of the property leading to an enclosed manageable garden with terrace area. Doors also lead from each ground floor room into the garden.

Other information -

The property had re-wiring completed in 2024.
It has a fosse septic drainage system which does not conform to current norms.
Single glazing
The property needs modernising and can be lived in immediately before works.

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

NOTES

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