LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48391NJH16 Price: 194 400 EUR

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

Lovely 4 bed sous-sol style house to modernise; attached enclosed garden; outbuildings; near amenities.

EXCLUSIVE







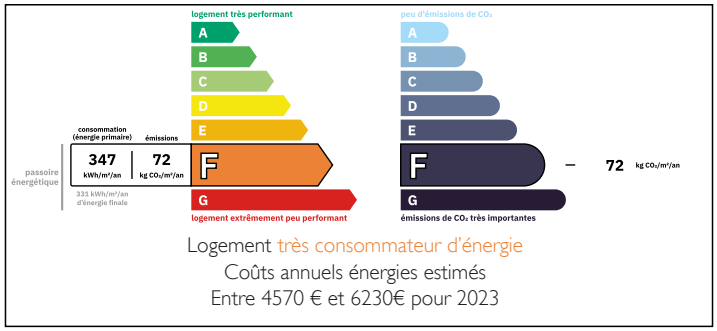








ENERGY - DPE



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Entre 4570 € et 6230€ pour 2023

INFORMATION

Town:	La Rochefoucauld-en-Angoumois
Department:	Charente
Bed:	4
Bath:	2
Floor:	152 m2
Plot Size:	1579 m2

IN BRIEF

Detached town property, located in the town of La Rochefoucauld in the eastern Charente, comprising a sous-sol style house with attached garden and outbuildings.

The house, built in 1964 and with extensions and internal renovation work done since, offers 152.5m² habitable space over two levels. It includes 4 bedrooms, 3 reception rooms, 2 kitchens and 2 bathrooms. Some windows are double glazed, central heating is by town gas, hot water by electric heater/storage tank and the house is connected to mains drains.

Outside, the attached garden is fully enclosed with a couple of outbuildings at the back of the property. It is mainly lawn with a few trees.

Town centre amenities, schools, bar restaurants, pharmacies and sport facilities are within walking

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

Residential town property located in a quiet street near the centre of the town of La Rochefoucauld in the eastern Charente and on the doors of the beautiful Perigord-Limousin.

Comprises a detached house of 152.5m² habitable space, attached garden of 1597m² and a couple of outbuildings.

The house, built in 1964, has been in the same family since it was built and has been subject to an extension as well as an interior renovation to create the current habitable space over two levels. Conversion of the sous-sol level offers the possibility of a generous living space for a large and/or multigenerational family or even to create a separate living space. The property is very near the chateau and any planned renovation work would have to be properly approved.

The house comprises:
On the ground floor:
An entrance hallway and corridor of 7m² with tiled floor that connects all rooms on this level.
An equipped kitchen of 8.5m² with tiled floor and windows overlooking the side garden.
A salon/ dining room of 16m² leading on to;
A larger salon of 17m² with dual aspect and two balconies overlooking the side and rear gardens.
Three bedrooms of 9.5m², 9.5m² and 10.5m², all with garden views.
A shower room of 4.5m² with shower cubicle and washbasin.
A separate lavatory of 1.5m².

A staircase from this level leads down to the sous-sol level that comprises:
A salon/ living space of 25.5m².
A second kitchen of 20m² with direct...