LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48467CRF16 Price: 89 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (81 000 EUR without fees)

A detached 2 bedroom village property, with garage and a 2300m2 garden, with panoramic views.















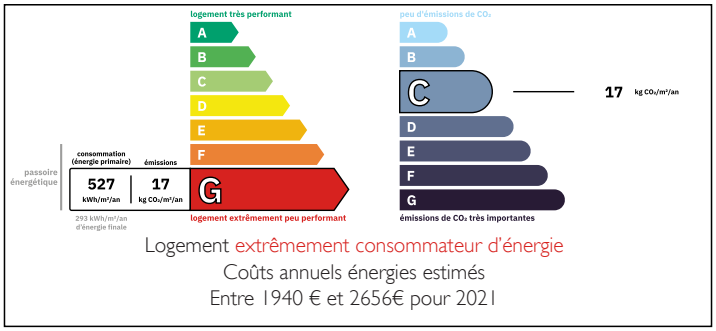
INFORMATION

Town:	Rougnac
Department:	Charente
Bed:	2
Bath:	1
Floor:	69 m2
Plot Size:	2345 m2

IN BRIEF

Located in a very popular village, this two bedroom detached bungalow benefits from superb panoramic views accross the Charente and Dordogne countryside. It has an attached garage and driveway, and the garden measures approximately 1/2 acre. The village centre is within easy walking distance.

ENERGY - DPE



Logement extrêmement consommateur d'énergie

Coûts annuels énergies estimés

Entre 1940 € et 2656€ 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.

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LOCAL TAXES

Taxe foncière:	**568 EUR**

NOTES

DESCRIPTION

The property benefits from a Lounge/Dining Room of 31m2, with double doors to the front offering a superb view, and a wood burner. The fitted Kitchen of 11m2 is accessed from the Lounge/Dining Room. The hallway leads to a bathroom, separate wc, a bedroom of 10m2 offering a panoramic view, and a further bedroom of 9m2.

The area is served by Bordeaux, Limoges, Bergerac and Poitiers airports, and the TGV railway station at Angouleme is 35 minutes by car, and this offers easy access to both Paris and Bordeaux.

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