LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48565REC17 Price: 213 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (200 000 EUR without fees)

Beautiful, modernised single-storey house with a large terrace, an adjoining barn and a 1,124 m garden.















INFORMATION

Town:	Saint-Aigulin
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	115 m2
Plot Size:	1124 m2

IN BRIEF

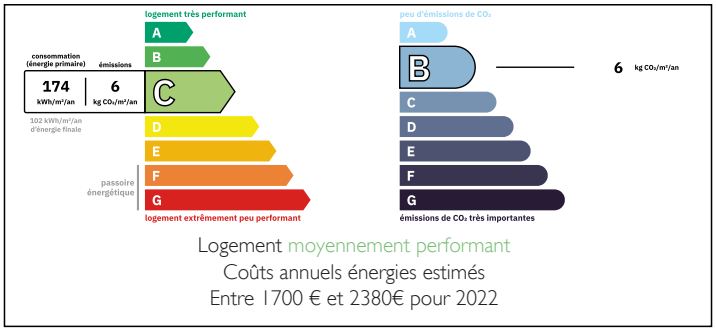
Set in a peaceful, leafy environment just three kilometres from Saint-Aigulin, with all amenities and a railway station on the Angoulême–Bordeaux line, this beautiful stone house offers comfortable single-storey living in a 1,124 m² garden, with a tarmac driveway.

The property has been fully renovated and is bright, very well maintained and easy to live in. It features PVC double-glazed windows, a reversible heat pump for heating and cooling, and a modern, tastefully updated interior.

A fitted kitchen opens onto a 45 m² living room, which leads out to a large covered terrace, perfect for relaxing and outdoor living.

To the left are two bedrooms and a family bathroom with both a bath and shower. To the right are the master bedroom suite and an additional

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1700 € et 2380€ pour 2022

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:	**1300 EUR**

NOTES

DESCRIPTION

Living Room – 45 m²
Tiled flooring, exposed stone walls, three French doors, fireplace with wood-burning insert. Fitted kitchen with electric oven, induction hob and extractor hood.

Utility Room – 2.24 m²
Tiled flooring, dishwasher, mechanical ventilation (VMC).

Hallway – 3.8 m²
Tiled flooring, built-in cupboards.

Bathroom – 6.2 m²
Tiled flooring, bath with shower, double washbasin, heated towel rail, mechanical ventilation (VMC).

WC – 1.46 m²
Tiled flooring, supplied by well water, mechanical ventilation (VMC).

Bedroom – 11.49 m²
Tiled flooring, built-in wardrobe.

Bedroom – 11.35 m²
Tiled flooring, built-in wardrobe.

Master Bedroom Suite – 15.85 m²
Tiled flooring, two built-in wardrobes, air conditioning.

En-suite Shower Room with WC – 4.8 m²
Tiled flooring, walk-in shower, macerator toilet, mechanical ventilation (VMC).

Additional Room / Bedroom / Sitting Room – 11.61 m²
Tiled flooring, door leading to the garden, electrical consumer unit installed in 2025.

Attached Barn – 67 m²
Concrete floor, electric door, windows and two Velux roof windows.