LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48604CNG16 Price: 240 400 EUR

agency fees to be paid by the seller

Single storey house















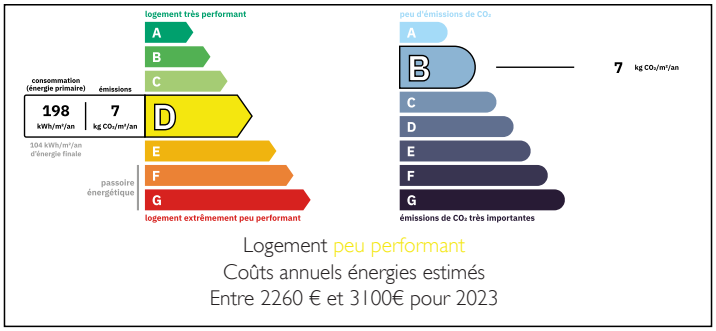
INFORMATION

Town:	Gond-Pontouvre
Department:	Charente
Bed:	3
Bath:	1
Floor:	124 m2
Plot Size:	650 m2

IN BRIEF

This spacious house of 124 m 2, built in 1991, stands on a plot of 650 m2 in a peaceful area.
It includes three comfortable bedrooms, a bright living room, a kitchen, a pantry, a bathroom, a toilet, a garage, it is also adapted PMR.
The DPE rated D indicates a good level of energy performance, which is a significant asset in the current context.
The land, without vis-à-vis, allows to enjoy moments of relaxation in complete privacy.
In addition, the proximity of public transport facilitates travel, making this house even more attractive.
In excellent condition, it requires little work and is ready to welcome its new owners.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2260 € et 3100€ 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.

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LOCAL TAXES

Taxe foncière:	**1927 EUR**

NOTES

DESCRIPTION

This spacious house of 124 m 2, built in 1991, stands on a plot of 650 m2 in a peaceful area.
With its five well-arranged rooms, it includes three comfortable bedrooms, a living room, a kitchen, a pantry, a bathroom, a toilet, a garage, it is also adapted PMR.
The bright and welcoming living room is extended by a friendly dining room, perfect for meals with family or friends.
The house also has a functional bathroom with a shower and a separate toilet, ensuring daily comfort.
The DPE rated D indicates a good level of energy performance, which is a significant asset in the current context.
The land, without vis-à-vis, allows to enjoy moments of relaxation in complete privacy.
In addition, the proximity of public transport facilitates travel, making this house even more attractive.
In excellent condition, it requires little work and is ready to welcome its new owners.
It is an opportunity not to be missed for those looking for a pleasant and practical living environment.

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