LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48665REC16 Price: 141 700 EUR

agency fees included: 9 % TTC to be paid by the buyer (130 000 EUR without fees)

Move straight into this pretty 3 bedroom home with a terrace, double garage and a spacious 1,804 m garden.

EXCLUSIVE







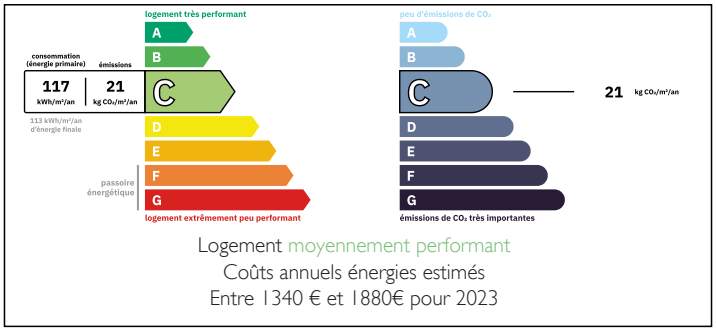








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1340 € et 1880€ pour 2023

INFORMATION

Town:	Saint-Romain
Department:	Charente
Bed:	3
Bath:	1
Floor:	111 m2
Plot Size:	1804 m2

IN BRIEF

Attractively priced, this lovely house is ready to move into, with no work required. It is situated in a peaceful rural hamlet, just 2 km from Saint-Romain, a village offering a local grocery shop and a bar-restaurant.

Ideal as a family home, holiday home or buy-to-let investment, the property is ready to enjoy immediately and offers a comfortable and peaceful lifestyle.

With its generous living space, terrace, double garage and large 1,804 m² garden, this property represents excellent value for money.

Built above a large cellar, the house is in sound condition, free from damp and benefits from very good energy efficiency.

The accommodation includes a fitted kitchen, a

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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NOTES

DESCRIPTION

Entrance Hall – 6.20 m²
Carpeted flooring, built-in cupboards.

Living Room – 46 m²
Carpeted flooring, fireplace with Godin wood-burning stove, three PVC double-glazed French doors.

Kitchen – 10.59 m²
Laminate flooring, fitted kitchen, wooden single-glazed window.

Utility Room / Entrance – 4.26 m²
Laminate flooring, gas boiler, staircase leading down to the cellar, door providing access to the garden.

Hallway – 3.85 m²
Carpeted flooring.

Bedroom 1 – 9.50 m²
Carpeted flooring, built-in cupboards, PVC double-glazed French door.

Bedroom 2 – 12.73 m²
Carpeted flooring, built-in cupboards, wooden single-glazed window.

Bedroom 3 – 13.93 m²
Carpeted flooring, PVC double-glazed French door.

Shower Room – 4.48 m²
Tiled flooring, wooden single-glazed window, mechanical ventilation (VMC).

Separate WC – 1.81 m²
Mechanical ventilation (VMC).

Outside and Outbuildings

Terrace – 9 m x 4 m

Wine celler and vide sanitaire

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