LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48681NGA16 Price: 173 900 EUR

agency fees included: 6 % TTC to be paid by the buyer (164 000 EUR without fees)

Nice setting for this hamlet house with two bedrooms, terrace, and garden, 10 km from ANGOULEME.















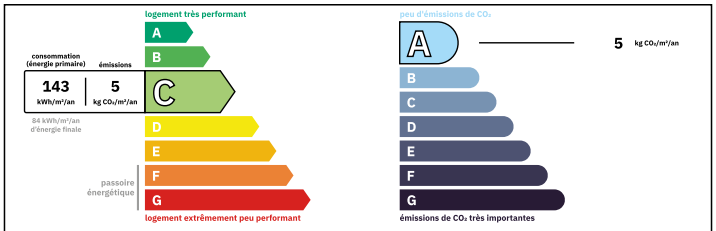
INFORMATION

Town:	Garat
Department:	Charente
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	700 m2

IN BRIEF

This charming stone house, attached on one side, is located in a hamlet in the commune of GARAT. It includes: entrance into the living room, kitchen, and toilet, and upstairs: two bedrooms, a landing, and a bathroom. Pleasant garden with terraces and views of the surrounding greenery. 10 minutes from Angoulême and 5 minutes from the Jaufertie shopping area.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1220 € et 1710€ 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: **1200 EUR**

NOTES

DESCRIPTION

This stone house, attached on one side, offers on the ground floor:

-DINING ROOM / LIVING ROOM with pellet woodburner: 45m²
-KITCHEN: 25m²
-Storage room
-Toilet

First floor (converted attic):

-LANDING with storage: 4m²
-BEDROOM 1: 11m² floor area
-BEDROOM 2: 12m² floor area
-Bathroom with toilet: 6m² floor area

Covered patio at the entrance, terraces on the side and back of the house, garden. The whole property is on a plot of nearly 700m².

Located in a small hamlet, surrounded by greenery, with walking paths nearby, this property would be perfect for a quiet family life or as a holiday home. Only 10 km from ANGOULEME.

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