

## Property in AIGRE, CHARENTE, 16140 RENTAL POTENTIAL - HOLIDAY HOME - 2 BED HOUSE

### EXCLUSIVE



### INFORMATION

Town:	Aigre
Department:	Charente
Bed:	2
Bath:	2
Floor:	50 m2
Plot Size:	65 m2

### IN BRIEF

This 2-bedroom house, located in Aigre, offers potential buyers a unique opportunity. Its proximity to local amenities and the ability to easily transform it into a rental property or holiday home is a major selling point. Though some modernization is needed, the property is connected to essential services like mains drains, electricity, and water. Fibre and mains gas are available.



### ENERGY - DPE

DPE not required.

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.



## DESCRIPTION

**Kitchen (11.65m<sup>2</sup>):** A compact space that could benefit from modern updates, leading to an area which could double the kitchen size or be used as a hobby room or office.

**Sitting Room (12.26m<sup>2</sup>):** A cosy living area, ideal for relaxation.

**Small Shower Area and Separate WC:** These facilities may require modernizing to improve comfort.

**Bedroom 1 (12.16m<sup>2</sup>):** Spacious and airy, providing a comfortable resting area.

**Bedroom 2 (8.22m<sup>2</sup>):** This bedroom leads to the mezzanine (6.05m<sup>2</sup>), offering added space for a study or storage.

**Shower Room (3m<sup>2</sup>):** Basic, but could be easily renovated to add value and comfort.

## LOCAL TAXES

**Taxe foncière:** 660 EUR

**Taxe habitation:** EUR

**Mains Drains:** Connected and compliant.

**Electric & Water:** Currently connected but not in use.

**Fibre Internet and mains gas:** Available in the town, making it easy to set up fast internet for potential tenants or guests.

This property represents a solid investment for someone willing to update it, with its prime location in Aigre and potential for future rental income or a comfortable holiday home.

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

## NOTES