LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A15607 Price: 110 000 EUR

agency fees included: 0 % TTC to be paid by the buyer (120 000 EUR without fees)

Stone detached house in quiet location with large garden and some useful outbuildings















INFORMATION

Town:	Brettes
Department:	Charente
Bed:	3
Bath:	1
Floor:	152 m2
Plot Size:	7139 m2

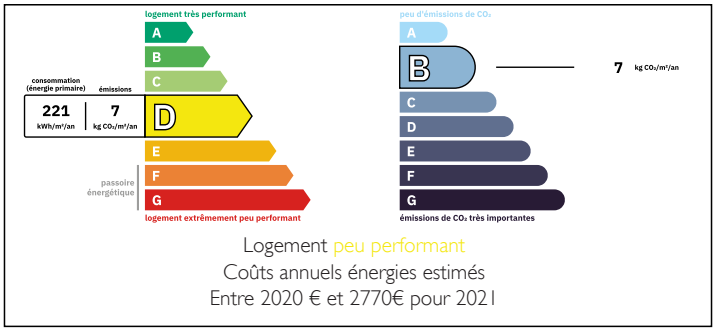
IN BRIEF

At the end of a cul de sac, at the edge of a small village overlooking fields, lies this detached stone property with over two acres of land.

The house is ready to move into, well insulated with double glazed windows and electric heating.
The land would be suitable for a smallholding or a big vegetable patch.

The property lies just 3 km from Villefagnan with a bakery, restaurant, bank, little supermarket, doctor. pharmacy and other amenities.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2020 € et 2770€ 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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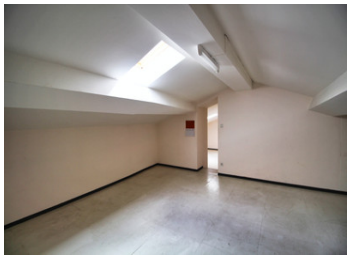
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LOCAL TAXES

Taxe foncière:	**1305 EUR**

NOTES

DESCRIPTION

The property in further detail :

Entrance hall (10 m2) with toilet and stairs to the first floor
Living room (25 m2) with fireplace and corner cupboard, double sliding doors towards a terrace
The living room is semi open with the dining room / kitchen area (23 m2) with fitted units and a door opening to the terrace.
At the back of the house (one step between the kitchen and hallway) lies a corridor that gives access to two bedrooms (15 and 19 m2), a separate toilet and bathroom (12 m2) with bath, shower and double sink.
There's also a utility room (19 m2) with hot water boiler and a sink, and another door that leads to the back garden.

Upstairs is an office area (10 m2 on the ground, with good standing height in the middle of the room, leading to a bedroom (24 m2 on the ground, again with good standing height in the middle of the room).

The garden surrounds the property to three sides and there are several fruit trees. In the front garden are some useful outbuildings (approximately 50 m2).
The property lies at the edge of the village with some nice views over the garden and the countryside.
This property is perfect if you're looking for a bright stone house in a quiet setting with land.

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