LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A16290 Price: 152 419 EUR

agency fees included: 0 % TTC to be paid by the buyer (147 000 EUR without fees)

Detached Renovated Country Cottage with 2 bedrooms Bathroom Large Garden Outbuildings small house to renovate















INFORMATION

Town:	Deviat
Department:	Charente
Bed:	2
Bath:	1
Floor:	82 m2
Plot Size:	7172 m2

IN BRIEF

This a deceptive house. South facing and all on one floor, there is a large living/dining kitchen area with a smart modern kitchen. A further room which features a double sided wood stove. This room is either your dining room or a further sitting office area.

The 2 bedrooms have had extremely useful wardrobe/cupbords fitted and are very comfortably, double tooms. The modern bathroom and separate wc complete this lovely house.

Oil fired central heating, the boiler is in the basement area.

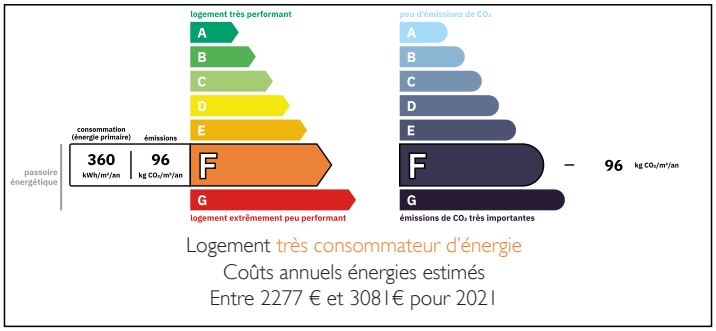
Outside are extensive barn areas. Ideal for conversion or that car collection!

There is a small house, partly renovated which make a 1/2 bed cottage, ideal for rental. There is a small private garden for this project and a feature bread oven A further plot across lane with outline planning. Plot size3000m2

Beautiful gardens, mature with fruit trees and established vegetable plots plus an above ground pool for summer days.

2 mins from Deviat, 10 mins to Barbezieux, 25 mins Angouleme, 1 hour Bordeaux

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 2277 € et 3081€ 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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A16290 Price: 152 419 EUR

agency fees included: 0 % TTC to be paid by the buyer (147 000 EUR without fees)







LOCAL TAXES

Taxe foncière:	**800 EUR**

NOTES

DESCRIPTION

Although the total surface of this area is just under 100m2 the feeling is much more spacious.
A much sought after single storey house (the boiler is in the basement) the 2 large doubles . modern bathroom and open plan living area is a modern twist on this traditional home.
The house, despite the energy rating has been exceptionally well insulated both in the ceiling and underfloor with double glazing throughout.
Extensive barn areas, a small cottage to renovate and within easy distance of local village, (1 km) this is a perfect year round home or holiday rental.
The large plot acroos the lane of 3000m2 has outline planning for a dwelling. Subject to approval, this makes this a very important quality for this property.
Ready to move into. A must to visit.

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

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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr