LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A24911ASO16 Price: 147 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (140 000 EUR without fees)

House with basement with land, located in the village of Dignac















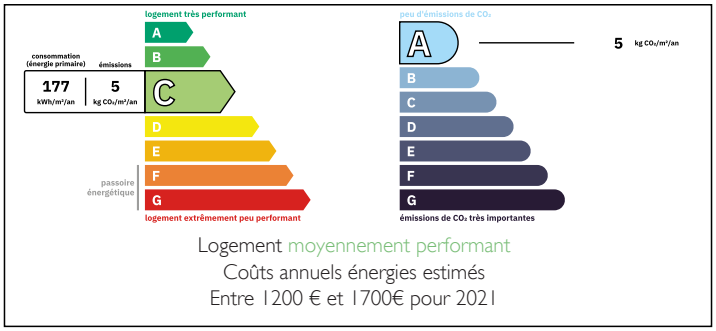
INFORMATION

Town:	Dignac
Department:	Charente
Bed:	4
Bath:	2
Floor:	113 m2
Plot Size:	2388 m2

IN BRIEF

Family house with 4 bedrooms and basement, to be refreshed, Ideally located in the middle of its wooded land in the village of DIGNAC: school, shops and buses on foot.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1200 € et 1700€ 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.

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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LOCAL TAXES

Taxe foncière: **1090 EUR**

NOTES

DESCRIPTION

The property consists of:

- LIVING ROOM / KITCHEN 57 m2
-BACK KITCHEN 5m2
-BEDROOM 12m2
-BEDROOM 11 m2
-OFFICE/ROOM 9 m2
-OFFICE/ROOM 8.5 m2
-WC
-BATHROOM 5m2
-BATHROOM 3m2

Basement with garage and various rooms 60m2

Photovoltaic panels, heat pump

Wooded land all around the house of almost 2500m²

Quiet street, all amenities on walking distance in the village of DIGNAC.

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

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