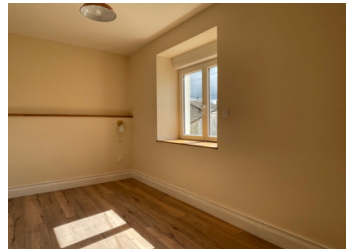


SALE AGREED - Fully restored stone property 3/4 beds, near shops.



INFORMATION

Town:	Aigre
Department:	Charente
Bed:	3
Bath:	2
Floor:	83 m2
Plot Size:	40 m2

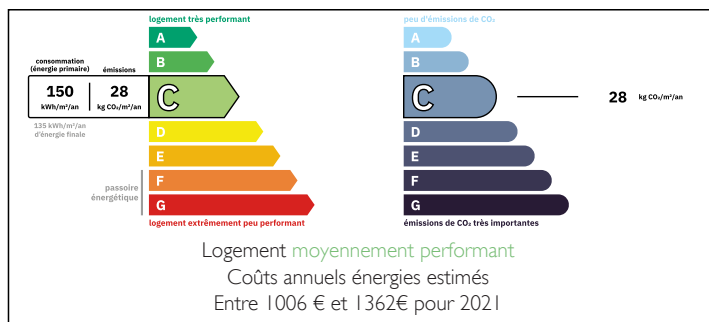


IN BRIEF

What a lovely home ! Property in excellent location, fully renovated, outside private walled courtyard, garage.

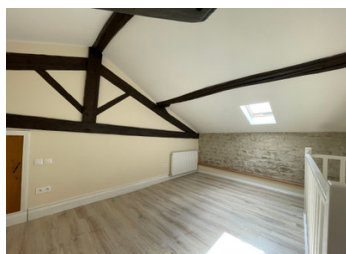
Ready to move into with 3 / 4 bedrooms, shower room and bathroom..

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 800 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Entrance hallway 4.4m²

Kitchen with fitted units, cooker and hob. Open to dining area 18m². French doors open to the courtyard garden.

Lounge 12m²

First floor

Bed 1 - 11m²

Bed 2 - 9.13m²

office / occasional bedroom - 6m²

Bathroom with walk in shower WC and single sink - 6.11m²

WC

Landing 5m²

Second floor

Bedroom 6.9m (including lower ceiling area 12.15m²) with en suite shower room 4.38m²

Garage 18.43m² with electric shutter door

Courtyard garden, fully walled

Other - Mains drains, mains gas, fibre available, gas central heating, double glazing, well insulated, new roof, electrics and plumbing new.

****Further garden space is being offered to the bis property****

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