LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A31487SCN16 Price: 215 000 EUR

agency fees to be paid by the seller

Unique opportunity to buy in the Park of Chateau de Charras – offering a home and one/two gites to develop.















INFORMATION

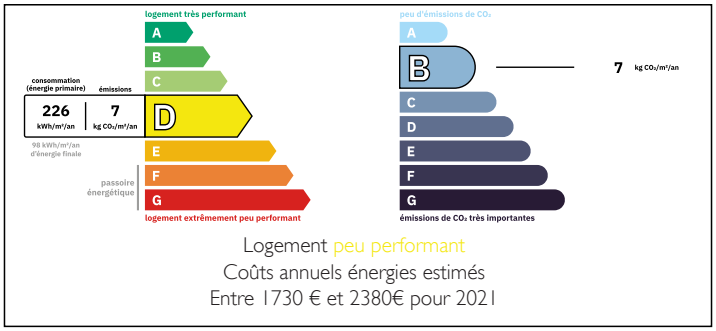
Town:	Charras
Department:	Charente
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	58056 m2

IN BRIEF

Situated in Charras walking distance from a bakery, village shop with post office facilities, hairdresser and bar/resto. Currently a property with 2 separate Lots so could therefore be made bigger or have 2 properties to let opening into the park. Use of the grounds, fully maintained by a gardener, heated swimming pool and tennis court. Lot 3 has already been extensively developed.

28kms from the dynamic town of Angouleme, with fun festivals and the fast train linking Bordeaux and Paris making national and . 10mins from market town of Marthon and 16kms from Villebois Lavalette.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1730 € et 2380€ 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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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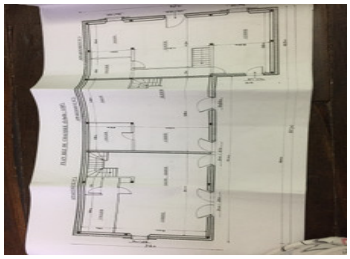
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NOTES

DESCRIPTION

Covering an area of more than 300m² the building currently comprises of 3 separate Lots measuring approximately 100m² each. The main house, which has been completely renovated, comprises on the ground floor a living room with fully equipped kitchen, a hallway with store, a cellar and WC. Upper floor: 3 light bedrooms including a master suite and a shower room.

The middle part of the property is dry and airtight ready for convertion – this could be independent also opening onto the park or could join either side – all options available.

The further Lot has had a large amount of work done already however again it would still be possible to finish by adding the central 100m². This Lot opens both onto the Park and directly into the village.

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

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