



Ref: A31600ASO16 Price: 133 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (125 000 EUR without fees)

Quiet location with views for this house to renovate, with Hangar and 2300m land.



INFORMATION

Town: Coteaux-du-Blanzacais

Department: Charente

Bed: 5

Bath: 2

Floor: 160 m2
Plot Size: 2300 m2





IN BRIEF

Great potential and quiet location, with no close neighbours, for this "chalet" style property offering a two-storey house of around 160m2 with 5 bedrooms and an independent hangar of 125m2, all on a pleasant land of 2300m².

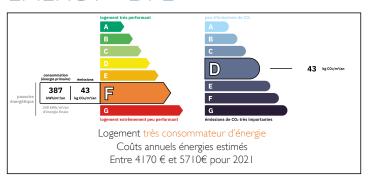








ENERGY - DPE



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.

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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LOCAL TAXES

Taxe habitation:

EUR

NOTES

DESCRIPTION

The house offers, on the ground floor.

an ENTRANCE of I Im2

II a KITCHEN of 13m2

I a LIVING ROOM of 32m2 leading onto the back-side of the house

a CELLAR of 4m2

a SHOWER ROOM (10m2)

a BEDROOM of 14m2

a BEDROOM of 13m2

Upstairs:

[] a BEDROOM of 10m2

[] a BEDROOM of 14m2

a BEDROOM of 11m2

I a DRESSING ROOM of 8m2

a BATHROOM / WC of 7.5m2

Next to the house is a hangar of 125m2 on the floor. Possibilities of development on two levels or ideal storage of equipment or cars..

A pleasant wooded plot of land of 2300m² surrounds of the property offers lovely views over the countryside.

A great opportunity for renovation, 4km from BLANZAC and 9km from MONTMOREAU for all amenities and 30km from ANGOULEME.

Information about risks to which this property is exposed is available on the Géorisques website :

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