



Ref: A32824AMS16 Price: 118 100 EUR

agency fees included: 9 % TTC to be paid by the buyer (108 349 EUR without fees)

### Lovely renovated stone built property, offering 3 bedrooms and two bathrooms, garage, and gardens



# INFORMATION

Town: Roumazières-Loubert

Department: Charente

Bed: 3

Bath: 2

Floor: 137 m2

Plot Size: 1153 m2







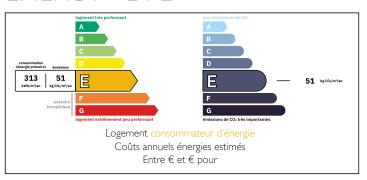






## IN BRIEF

# **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 foncière: 381 EUR

Taxe habitation: EUR

# **NOTES**

# DESCRIPTION

Come and discover this lovely modernized 3 bedroom, two bathroom property, situated in a small hamlet close to the lively town of Roumazières-Loubert with all its amenities, and only 49kms from Limoges airport.

This property offers a spacious living area with cosy wood burner, an open fitted kitchen with easy access to the rear newly restored walled terrace area.

The first floor offers two lage bedrooms with built in storage cupboards and a familiy bathroom.

The second floor offers a master-bedroom with ensuite bathroom with a spacious dressing room and views over the neaby lake.

The secluded walled terrace and attached garden is an ideal sun-trap.

This propety also offers the oportunity to create more living space, ideal for a gite rental or bed and breakfast, with an attached barn ready to be developed, with the roof alreay replaced by the previous owner, so one less thing to worry about...

There is also an attached garage/workshop and parking area. This property offers a further plot of land ideal for a potager just over the road opposite the house.

Ready to move into, dont miss this property with its blend of modern comfort and village charm.

**Features** 

Gas central heating

Mains drainage

Close to doctors, schools, sports centres and a golf course

Areas

Living room 30m<sup>2</sup>

Kitchen 15m<sup>2</sup>

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