LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A34724NGA16 Price: 128 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (120 000 EUR without fees)

Beautiful property to renovate, two houses and outbuildings, situated in DIRAC, 10 minutes from ANGOULEME.















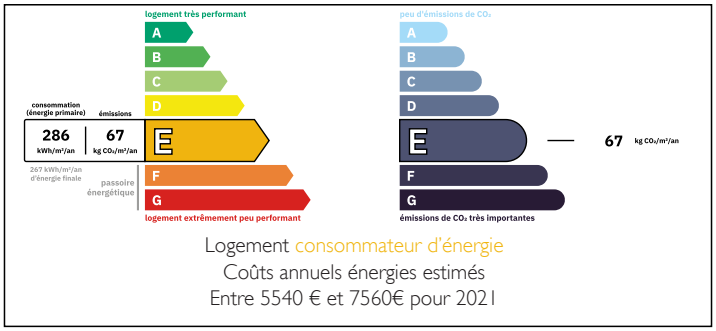
INFORMATION

Town:	Dirac
Department:	Charente
Bed:	5
Bath:	2
Floor:	180 m2
Plot Size:	900 m2

IN BRIEF

Beautiful development potential for this real estate complex of nearly 180m² of living space and about 300m² of outbuildings, including two houses to renovate, and several barn outbuildings. 10km from ANGOULEME.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5540 € et 7560€ 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.

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LOCAL TAXES

Taxe foncière:	**2025 EUR**

NOTES

DESCRIPTION

The first house (50m²) comprises:

On the ground floor:

-entrance to KITCHEN 12.5m²
-LIVING ROOM 11,5m²
-HALL with WC 6m²

Upstairs

-LANDING/SHOWER ROOM 6m²
-BEDROOM 11,5m²
-BEDROOM 12,5m²

Small terrace on the front of the house.

Adjoining on the back, is a second house of nearly 130m² to renovate on two levels, it consists of:

On the ground floor:

-ENTRANCE 15m²
-KITCHEN 26,5m²
-LIVING ROOM 26m²

Upstairs

-LANDING with SHOWER ROOM 10m²
-BEDROOM 1 of 26m²
-BEDROOM 2 of 14.5m² leading onto
-BEDROOM 3 of 12m²

Enclosed courtyard in the front of the house with access to the attached barn of 70m² perfect for garage use.

Possibility of connecting the two houses: there is already a door.

In front of the property, a set of buildings of nearly 280m² completes the...