

3-bedroom semi-detached house on basement. Garage and garden with trees. Walking distance to Chasseneuil town



INFORMATION

Town:	Chasseneuil-sur-Bonnieure
Department:	Charente
Bed:	3
Bath:	1
Floor:	70 m2
Plot Size:	549 m2



IN BRIEF

Just a short walk from the town centre of the dynamic little town of Chasseneuil, this basement house already boasts some major assets: three bedrooms, an adjoining garden to the rear of the house, and a lovely garage.

After some work (installation of a heating system, insulation of the walls and change of window frames), this house is ideal for a first-time buyer, a rental investment or as a pied-à-terre in the Charente.

The size of the garden to the rear of the house gives you plenty of room for gardening, vegetable gardening or simply enjoying an already leafy exterior.

ENERGY - DPE

DPE not required.

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.



DESCRIPTION

This house, built over a basement, comprises:

BASEMENT

- garage, utility room and cellar

FIRST FLOOR

- entrance hall with access to the basement
- living room
- WC

FIRST FLOOR

- landing
- three bedrooms
- shower room

*ENCLOSED GARDEN WITH TREES

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

LOCAL TAXES

Taxe habitation: EUR

NOTES