LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A37173VC16 Price: 119 900 EUR

agency fees included: 9 % TTC to be paid by the buyer (110 000 EUR without fees)

A charentaise stone property with four bedrooms, garden and land is situated between Montignac and Aigre.















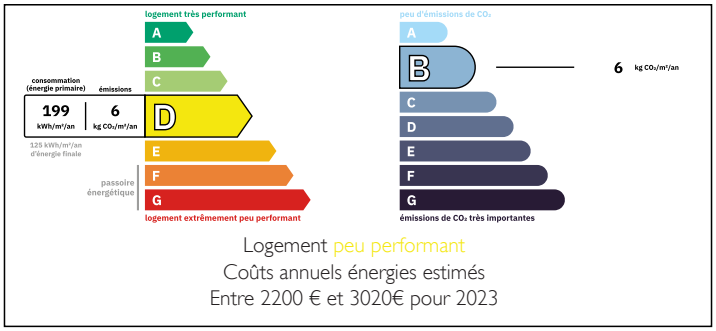
INFORMATION

Town:	Vouharte
Department:	Charente
Bed:	4
Bath:	2
Floor:	176 m2
Plot Size:	2225 m2

IN BRIEF

This is a lovely home requiring some updating, it's an ideal family home or holiday home situated in the Charente.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2200 € et 3020€ pour 2023

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:	**288 EUR**

NOTES

DESCRIPTION

Enter into the hallway (6m2) with original wooden stairs and stone walls. The living room is to the left with a wood burner fire and windows to the front and side of the room. To the right is the kitchen, (22m2) with fitted units and tiled floor. Through to the utility area (17m2), a door leads through to the barn.

On the first floor is a landing, two bedrooms, bedroom 1 (27m2), shower room(3.8m2), WC, store cupboard, Bathroom (8m2), bedroom 2 (14m2.

On the second floor are two rooms used as bedrooms, bedroom 3 (5.8m2 - plus area of low ceiling height), bedroom 4 (8m2) - plus area of low ceiling height, attic area, WC, store room.

The barns are 120m2 with a 60m2 area above.

The garden is to the front of the property, with stone steps leading to a further area of land. With private parking, mains drains, reverse air pump heating system, fibre in the village and a restaurant in walking distance it's a lovely village to live in.

The nearest main shopping areas are at Montignac Charente, 5km or Aigre 11km
Transport - Ruffec and the N10 road are 8 miles away. Angouleme 14km
Railway stations are in Luxe gare, Ruffec and Angouleme for the new TGV line
Airports servicing the area - Poitiers, La Rochelle, Bordeaux and Limoges

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