LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38739PTO16 Price: 137 500 EUR

agency fees to be paid by the seller

Charming Stone Property – All on One Level, Garden & Outbuildings



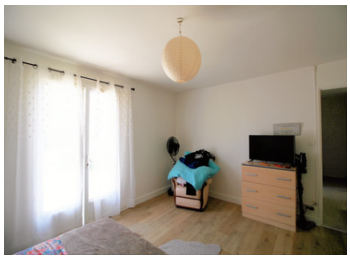












INFORMATION

Town:	Lupsault
Department:	Charente
Bed:	3
Bath:	1
Floor:	127 m2
Plot Size:	1376 m2

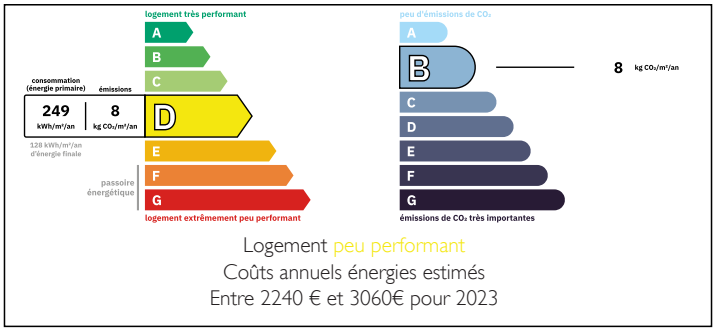
IN BRIEF

Outside, enjoy a pretty garden, ideal for relaxing or entertaining, plus large outbuildings perfect for storage, workshops, or future projects.

Just a short walk from the local bakery, this property is perfectly placed for daily convenience.

Whether you're looking for a peaceful permanent home, a holiday getaway, or a charming investment, this one-level home is ready to welcome you.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2240 € et 3060€ 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.

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.
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DESCRIPTION

Living room 50m2
Open planned kitchen 9,1m2
Side kitchen 8,1m2
Bedroom 16,8m2
Bedroom 14,4m2
Bedroom 18,3m2
Bathroom 9,8m2
Veranda 14,3m2
Garage 29,7m2
Hangar 45m2
Garage/barn 78 per floor(2X)

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

LOCAL TAXES

Taxe foncière: **850 EUR**

NOTES

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