LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39702CGL16 Price: 144 900 EUR

agency fees included: 7 % TTC to be paid by the buyer (135 000 EUR without fees)

Set of 2 charming stone houses. 4 and 3 bedrooms. Holiday cottage possible. Courtyard. Garden. Outbuildings.















INFORMATION

Town:	Beaulieu-sur-Sonnette
Department:	Charente
Bed:	7
Bath:	6
Floor:	312 m2
Plot Size:	803 m2

IN BRIEF

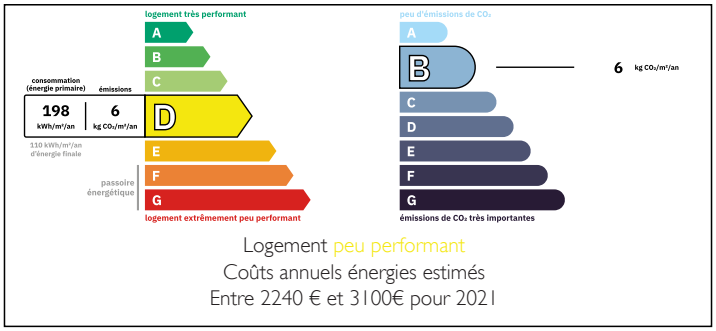
These two old houses, located close to each other, represent a wonderful project with enormous potential. Situated in an authentic Charente village, the first house is comfortable and cosy, with 145 m² of living space, and is already ideal for welcoming you: 4 bedrooms, 3 bathrooms, a wood pellet stove, and a spacious fitted kitchen. You can enjoy a courtyard and a small garden with excellent exposure, as well as adjoining outbuildings. The second house (approximately 180 m²), which was once a bar and restaurant, offers beautiful living, reception and additional sleeping areas (3 master suites). A place with soul, ideal for creating a new business such as a gîte, guest rooms or any other professional activity. It can be accessed completely independently from the first house.

A garage and a barn complete this property perfectly.

The nearest village with amenities is only 8 km away, and the city of Angoulême with its TGV station is 45 km away.

Limoges Airport is 70 km away.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2240 € et 3100€ 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:	**1200 EUR**

NOTES

DESCRIPTION

This set of 2 houses comprises:

*FIRST HOUSE (occupied)
GROUND FLOOR
- Living room with wood-burning stove: 29 m²
- Study: 11 m²
- Shower room with WC: 3.2 m²
- Laundry room: 1.93 m²
- Bedroom 1: 11 m²
- Bedroom 2 with dressing room and shower room/WC: 20 m²

FIRST FLOOR
- Living room/lounge with parquet flooring: 20 m²
- Fitted and equipped kitchen: 29.6 m²
- Bedroom 3 with private shower room and WC: 26 m²
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*SECOND HOUSE (former gîte)
GROUND FLOOR
- Living room/Entrance hall: 36 m²
- Dining room: 15 m²
- Study with old parquet flooring: 12 m²
- Fitted kitchen: 22 m²
- 2 WCs
- Former cloakroom: 9.7 m² / access to the garage

FIRST FLOOR with old parquet flooring
- Bedroom 1 (13.6 m²) with private shower room and WC (7.4 m²)
- Bedroom 2 (15.6 m²) with private shower room and WC (6.3 m²)

SECOND FLOOR
- Bedroom 3 with parquet flooring: 17 m²
- Shower room with WC: 9 m²
- Cupboard: 4.3 m²

ATTICS, partly convertible: 38 and 60 m² floor...