



Ref: A39758NIE16 Price: 172 800 EUR

agency fees included: 8 % TTC to be paid by the buyer (160 000 EUR without fees)

Charming Cottage with Tower, Private Garden and Access to Pool, Golf & Tennis Good ROI.



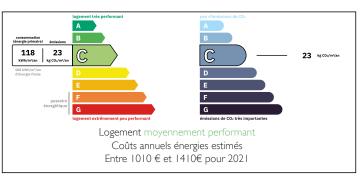








ENERGY - DPE



INFORMATION

Town: Nabinaud

Department: Charente

Bed: 2

Bath: 2

Floor: 87 m²

Plot Size: 132 m2

IN BRIEF

Characterful home built in 2012 within a privileged and tranquil setting, part of a small cluster of 5 properties surrounding a historic manor with golf, swimming pool, tennis and bar-restaurant. Perfect holiday home with rental income potential.

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 habitation: EUR

NOTES

DESCRIPTION

Nestled in the heart of a picturesque former Cognac estate, this property stands out with its delightful pigeonnier tower and welcoming atmosphere. This unique property combines traditional charm with modern comfort, making it both practical and inviting.

The ground floor features a spacious open-plan living and dining area with a fully equipped kitchen, along with a cosy double bedroom and a separate shower/WC.

Upstairs, the tower houses the master suite, complete with en-suite bathroom offering both bath and shower, and enjoying beautiful views over the village centre and rolling Charente-Dordogne countryside.

The living space opens directly onto a covered terrace with table, chairs and BBQ, ideal for long summer evenings. The enclosed garden provides a safe outdoor space, while the property itself is located just opposite the shared pool of the small hameau cluster.

With excellent finishes, no work required, and a privileged location, The Figuier is the perfect lock-up-and-leave holiday home with attractive rental potential.

Property subject to co-ownership (5 lots). Annual charges: €826.

Co-owned building of I units Provisional annual charges: 826€

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