

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

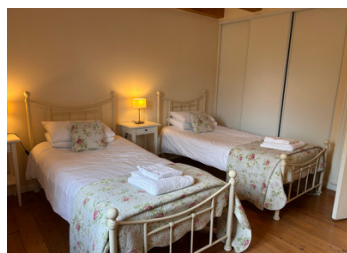


INFORMATION

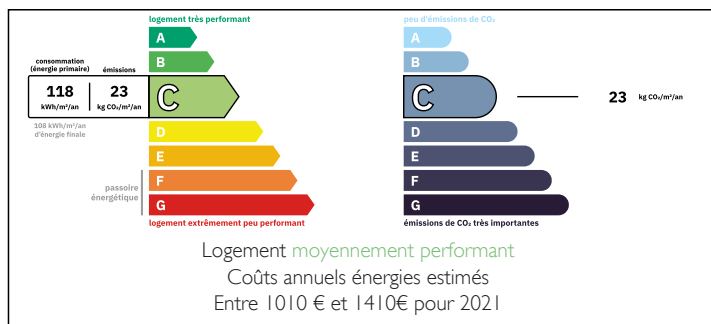
Town:	Nabinaud
Department:	Charente
Bed:	2
Bath:	2
Floor:	87 m2
Plot Size:	0 m2

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.



ENERGY - DPE



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Nestled in the heart of a picturesque former Cognac estate, this property stands out with its delightful pigeonier 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 1 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>