LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40132CGL16 Price: 155 000 EUR

agency fees to be paid by the seller

Charming stone village house. 4 bedrooms. 1 office. Courtyard. Garden and terrace. No overlooking.

EXCLUSIVE















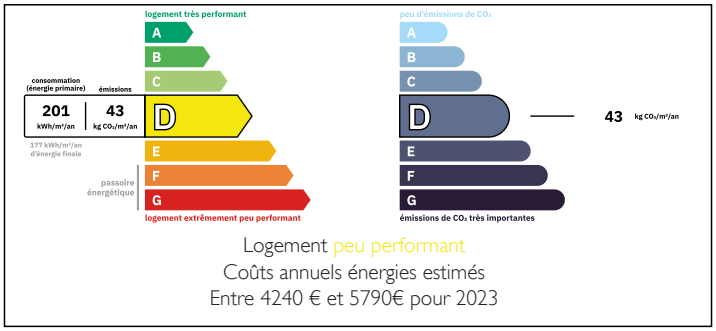
INFORMATION

Town:	Nanclars
Department:	Charente
Bed:	4
Bath:	2
Floor:	204 m2
Plot Size:	432 m2

IN BRIEF

A spacious and peaceful home with incredible charm !
Just 5 km from Mansle and 25 km from Angoulême, you will be immediately captivated by the beautifully landscaped inner courtyard of this completely walled house.
This warm Charentaise house has also retained many lovely characteristic and old features: cobblestones, oak staircase, flooring, and exposed beams that give it soul, making it a comfortable place to be.
With 4 bedrooms, 2 bathrooms, and two large living areas (one of which opens onto the inner garden), it is a comfortable home where family and friends can gather without feeling cramped.
New developments are possible in this surprising house, which still has great potential and excellent exposure.
A particular favorite is the sheltered wooden mezzanine terrace.
A must-see without delay !

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4240 € et 5790€ 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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LOCAL TAXES

Taxe foncière:	**1875 EUR**

NOTES

DESCRIPTION

*This house comprises:

GROUND FLOOR

Kitchen: 22 m²
Paved living/dining room: 30 m²
Shower room with WC: 6 m²
Boiler room: 7.7 m²
FIRST FLOOR

Living room: 33 m²
Bedroom 1: 13 m²
Bedroom 2 (or office): 11 m²
SECOND FLOOR

Bedroom 3: 36 m²
Bedroom 4: 16 m²
Shower room with WC: 6 m²
Bedroom 5 (or office): 9 m²
*Courtyard
*Well
*Enclosed inner garden: approximately 300 m²
*Small outbuildings: 20 m²
*Mezzanine terrace: 20 m²

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

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