LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43479ASO16 Price: 190 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (180 000 EUR without fees)

Pretty stone house to finish renovating with outbuilding, 1.6 hectares, part of which is constructible















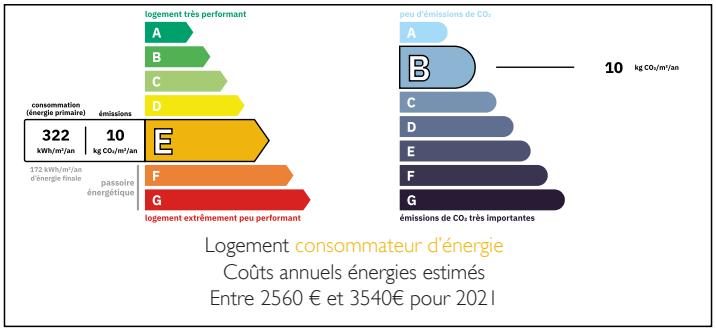
INFORMATION

Town:	Sers
Department:	Charente
Bed:	3
Bath:	1
Floor:	147 m2
Plot Size:	16770 m2

IN BRIEF

Charming stone house situated in the market town of SERS, comprising lounge, dining room, kitchen, bathroom and wc on the ground floor, and 3 bedrooms upstairs.
Small non-adjoining outbuilding.
Set in almost 1.6 hectares of land with lovely open views.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2560 € et 3540€ 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.

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:	**933 EUR**

NOTES

DESCRIPTION

Ground floor:
-LIVING ROOM 32m² with fireplace (bread oven)
-DINING ROOM 27m² with fireplace
-KITCHEN 26m² with fireplace
-BATHROOM 9m² with shower and bath
-WC

First floor :
-LANDING
-BEDROOM 1 : 16m² (16m²)
-BEDROOM 2: 9m²
-BEDROOM 3: 23m² (23m²)

Not attached: small 25m² outbuilding

The house is surrounded by beautiful wooded grounds (most of which is suitable for building) with stunning views over the countryside.

Some finishing work is required (floors, walls, kitchen, drainage, etc.).

Great potential to make this house your own!

Located in the village close to amenities and buses, and 15km from Angouleme.

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

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