LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44744VC16 Price: 224 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (210 000 EUR without fees)

Town house, five bedrooms, large enclosed, with well stocked garden and outbuildings.



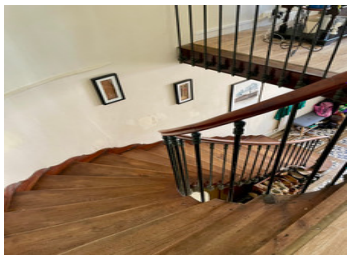












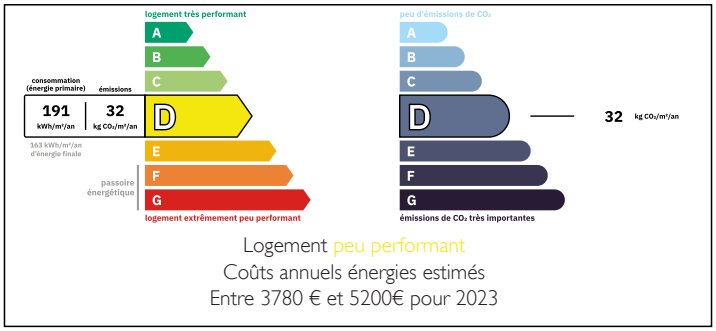
INFORMATION

Town:	Aigre
Department:	Charente
Bed:	5
Bath:	2
Floor:	224 m2
Plot Size:	1130 m2

IN BRIEF

New to the market - This spacious property is situated in the centre of town, walking distance to all amenities including shops, restaurants, schools and medical centre. It has a large mature garden, outbuildings, and five bedrooms.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3780 € et 5200€ 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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière: **2053 EUR**

NOTES

DESCRIPTION

The large entrance hall with original tiled floor, sweeping staircase to the first floor. Under stairs WC and wash hand basin.
Open-plan living and dining area with double aspect windows, wooden floors and air con (hot and cold). Through to the kitchen with fitted units and double doors leading out to the garden.
The first floor is divided by an entrance way with double doors to the road. It's a cool area away from the midday sun.
Continuing on the ground floor is a utility room / kitchen, WC, further room which could be a living room or bedroom. Possible to create a downstairs bathroom next to the bedroom.

On the first floor are 5 bedrooms, three of which are at the front of the house and two to the rear. A shower room en-suite and a bathroom. The first floor has wood flooring

Second floor has two attic rooms, the area has been insulated.

The garden is fully planted with an abundance of mature plants, a path runs down to the outbuilding and continues onto a smaller building at the bottom of the garden.

Room sizes -
Entrance hall - 8m2 with WC
Lounge / dining room - 42.5m2
Kitchen - 10m2
Utility room 14m2
Lounge or bedroom 16m2

First floor
Bedrooms - 17m2, 16m2,16m2, 15m2, 10m2
Bathroom 11m2 and shower room 9m2

Attic
Two rooms 45m2 and...