LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45848NGA16 Price: 191 800 EUR

agency fees included: 7 % TTC to be paid by the buyer (180 000 EUR without fees)

Pretty character house with a garage and garden, all amenities nearby.















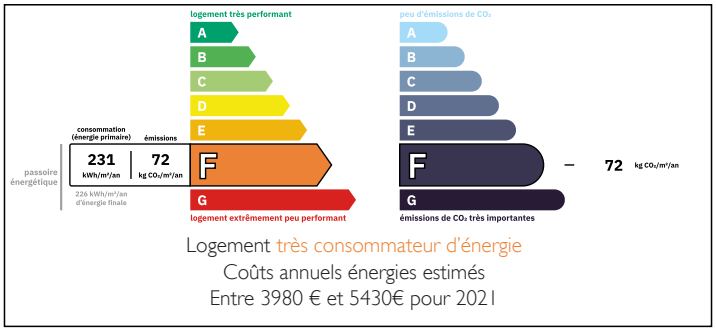
INFORMATION

Town:	Dignac
Department:	Charente
Bed:	5
Bath:	2
Floor:	145 m2
Plot Size:	1700 m2

IN BRIEF

Charming stone house with a basement, about 145 m² of living space, with 4 bedrooms, and a large garage, on a plot of almost 1800 m². Located in the town of DIGNAC, with all amenities and bus nearby.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 3980 € et 5430€ 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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NOTES

DESCRIPTION

The house consists of:

On the ground floor:

- LIVING ROOM of 32 m² with fireplace
- KITCHEN of 21 m²
- BEDROOM of 9 m²
- SHOWER ROOM of 2.5 m²
- WC

On the first floor (access via an indoor staircase, but also independent access via an outdoor staircase):

- Entrance into a hallway leading to:
- ROOM 16 m²
- ROOM 15.5 m²
- BEDROOM 15 m²
- BEDROOM 11 m²
- BATHROOM with sink

High ceilings and beautiful old features (wood floors...)

A spacious garage of nearly 66 m² on the ground (possible upper floor) is a few meters from the house.

Around the property is a lovely wooded plot of nearly 1,800 m², buildable, and fully enclosed.

Heating: oil (condensing boiler 2018) + fireplace
Single glazing
Connected to the main sewer
Roof completely renovated

Ideal location close to all services and shops

Great potential in the house on two levels (possible to make two separate units).
The outbuilding offers a great opportunity for a liberal...

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