

OFFER ACCEPTED - Single-storey house with four bedrooms and a lovely garden – major structural work required.

EXCLUSIVE

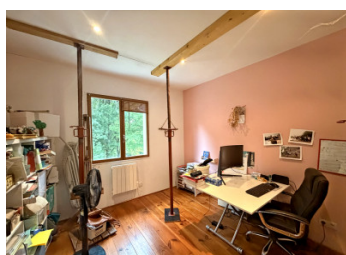


INFORMATION

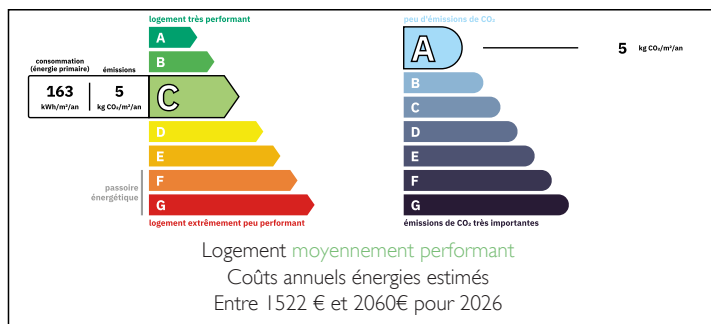
Town:	Charras
Department:	Charente
Bed:	4
Bath:	2
Floor:	150 m ²
Plot Size:	3490 m ²

IN BRIEF

Located just a short walk from the centre of Charras, with local shops and a restaurant, this single-storey house of approximately 150 m² enjoys attractive mature gardens and a lovely terrace. It offers four bedrooms, including a master bedroom with its own bathroom, generous living space and a 41 m² double garage that remains to be completed. The property has excellent potential but requires major structural work. A full report detailing the necessary works is available during viewings.



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.



DESCRIPTION

The house comprises a kitchen opening onto a spacious 56 m² living area. A second 32 m² reception space leads to the bedroom accommodation, which includes four bedrooms measuring 16 m², 12 m², 11 m² and 10 m². One of the bedrooms has its own private bathroom, creating a comfortable on suite. A separate shower room and a utility room complete the interior.

To the side of the house is a double garage of approximately 41 m², which still needs to be finished. The property is fitted with double-glazed windows and PVC shutters.

Outside, the attractive garden features mature trees and offers a pleasant setting with various areas from which to enjoy the outdoor living.

This property would suit buyers looking for a substantial renovation project, with the opportunity to redesign and add value to a spacious home in a particularly convenient location in Charras.

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

LOCAL TAXES

Taxe foncière: **953 EUR**

NOTES