LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47034NGA16 Price: 169 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (160 000 EUR without fees)

Charming country house with a barn and land















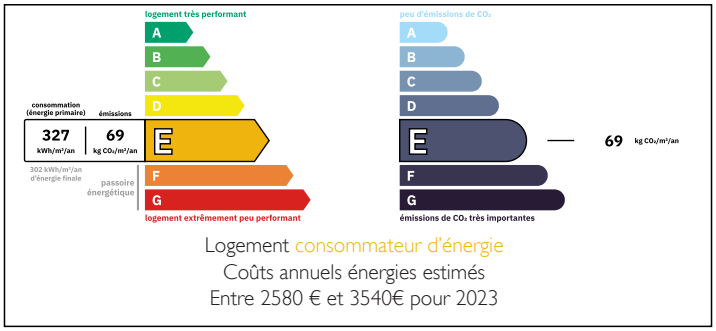
INFORMATION

Town:	Dignac
Department:	Charente
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	2500 m2

IN BRIEF

Pretty stone property, located at the end of a hamlet in the commune of Dignac, 2 bedrooms, attached outbuildings, and about 2000m² of land.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2580 € et 3540€ 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.

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NOTES

DESCRIPTION

The house is made up of:

On the ground floor:
- a living room/kitchen with woodburner: 40m²
- bedroom 1: 12 m²
- bedroom 2: 13 m²
- Shower room, toilet, laundry: 11m²

An adjoining barn of 80m² offers plenty of potential for additional living space.

The house is on a beautiful plot of over 2000m², with a part at the front of the house offering views over the countryside and complete privacy.

Located in a quiet hamlet near Dignac for all basic amenities, and 20 minutes from Angoulême.

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