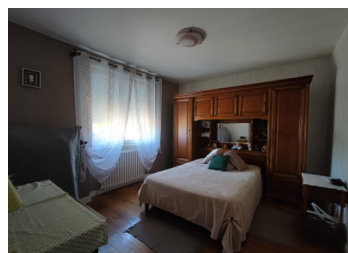


Traditional detached house on basement

EXCLUSIVE



INFORMATION

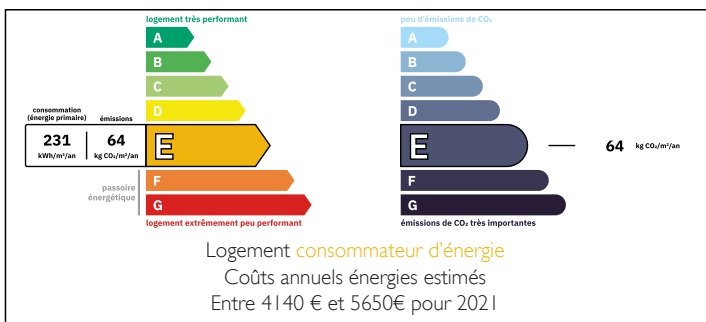
Town:	Roulet-Saint-Estèphe
Department:	Charente
Bed:	3
Bath:	1
Floor:	146 m ²
Plot Size:	7551 m ²

IN BRIEF

House on basement comprising a living room dining room, a kitchen, three bedrooms, a toilet, a bathroom.

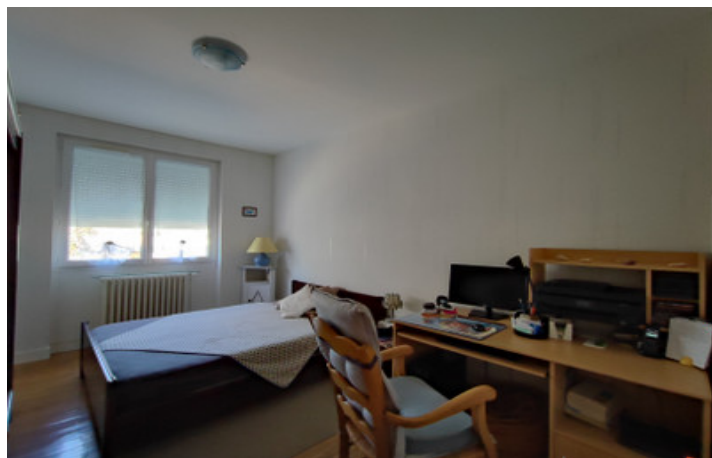
A basement, part of which has been converted into a dwelling, a separate garage workshop on a partially constructible plot of 7551 m².

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

This charming house of 146 m² is distinguished by its peaceful atmosphere and its large plot of 7751 m². It combines modern comfort with elements of character. The house consists of five well-arranged rooms, including three spacious bedrooms, thus offering an ideal living environment for a family. Part of the land is still constructible, offering the possibility to resell a plot.

An additional accommodation has been created in the basement, it consists of a living room, a bedroom and a toilet.

The bright living room, open to the dining room, creates a friendly space perfect for entertaining.

The quiet environment guarantees a significant tranquility. The unobstructed view of the surroundings adds a touch of serenity, allowing you to fully enjoy the surrounding landscapes.

With an energy performance diagnostic rated E, this house offers potential improvements for future owners wishing to optimize their energy comfort. This rare property on the market represents an opportunity not to be missed.

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

LOCAL TAXES

Taxe foncière: 1200 EUR

NOTES