LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: T130197SPE16 Price: 124 900 EUR

agency fees included: 9 % TTC to be paid by the buyer (115 000 EUR without fees)

Charentaise stone farmhouse that can be converted to create a superb family home.















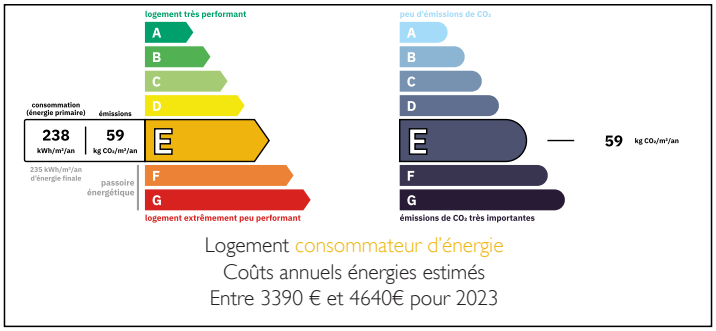
INFORMATION

Town:	LE BOUCHAGE
Department:	Charente
Bed:	3
Bath:	1
Floor:	135 m2
Plot Size:	5677 m2

IN BRIEF

This pretty country house has great potential! Comprising three bedrooms, a septic tank up to standard and a garden of over 5000 m², it is ideal for a quiet life in a small hamlet.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3390 € et 4640€ 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.
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DESCRIPTION

GROUND FLOOR

A 15 m² kitchen
A 22 m² dining room with wood stove in a magnificent fireplace
A living room of 23.5 m² with access to a veranda and 12 m².
A 9.5 m² bathroom with shower, bathtub and washbasin
W.C.

FIRST FLOOR

A first bedroom of 21 m² with parquet floor
A 5 m² room under the roof that can be used as an office or dressing room for example.
Two bedrooms in a row of 20 m² then 14,5 m² with cupboards.
W.C.

OUTSIDE

A 34 m² garage and two adjoining rooms of 9.5 and 18 m².
A basin that can be finished to create an inground pool.

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

NOTES

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