

Property in AIGRE, CHARENTE, 16140 RENTAL POTENTIAL - HOLIDAY HOME - 2 BED HOUSE



INFORMATION

Town:	Aigre
Department:	Charente
Bed:	2
Bath:	2
Floor:	50 m2
Plot Size:	65 m2



IN BRIEF

This 2-bedroom house, located in Aigre, offers potential buyers a unique opportunity. Its proximity to local amenities and the ability to easily transform it into a rental property or holiday home is a major selling point. Though some modernization is needed, the property is connected to essential services like mains drains, electricity, and water. Fibre and mains gas are available.

ENERGY - DPE

DPE not required.

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

Kitchen (11.65m²): A space that could be opened up to create a larger kitchen diner into the next room, potential of 17m²

Sitting Room (12.26m²): A cosy living area, overlooking the courtyard.

Small Shower Area and Separate WC

Bedroom 1 (12.16m²): A good-sized room with wooden floors.

Bedroom 2 (8.22m²): This bedroom does not have a window, it leads to the mezzanine (6.05m²), offering added space for a study or storage.

Shower Room (3m²):

Mains Drains: Connected and compliant.

Electric & Water: Currently connected but not in use.

Fibre Internet and mains gas: Available in the town.

The house needs upgrading and would be easy to lock up and leave.

Locally, there are all amenities and two restaurants, and local markets twice-weekly in walking distance. You would be situated at the edge of town in a lovely area with nice walks into the countryside. There are some bus services to Angoulême and Ruffec.

Motorway at Ruffec and Angoulême

Railway at Luxe, Angoulême and Ruffec, with connections to the UK.

Airports at La Rochelle, Poitiers, Limoges, and Bordeaux

LOCAL TAXES

Taxe foncière: **660 EUR**

Taxe habitation: **EUR**

NOTES

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