

****UNDER-OFFER** 4 bedroom house with garden at the door of Cognac**



INFORMATION

Town:	Javrezac
Department:	Charente
Bed:	4
Bath:	1
Floor:	120 m2
Plot Size:	100 m2

IN BRIEF

Semi-detached house of 120m2 at the door of Cognac.

The house consists of a hallway leading to a living room with open fireplace and a kitchen.

Also on the first floor the former business office can become a bedroom of 15m2 plus a dressing room of 7,5m2.

Upstairs you will find 3 bedrooms of 15, 12 and 9m2 plus a bathroom with toilet.

Outside, a terrace, a workshop with a toilet and a garden on the edge of a river.

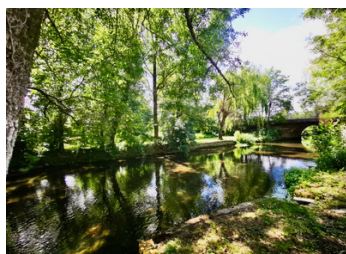


ENERGY - DPE

DPE in progress.

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.



LOCAL TAXES

Taxe foncière: 660 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

More details :

Roof revised
Double glazing except one room on the ground floor
Gas heating
All to the sewer
Fiber to connect
South-east exposure

Entrance hallway : 4,46m2
Kitchen : 13,9m2
Living room : 28,74m2
Dressing room : 7,73m2
Bedroom on the ground floor : 15,81m2
Bedroom upstairs: 15,51m2 - 12,90m2 - 9,30m2
Landing : 5,85m2
Bathroom : 6,13m2
Workshop : 12,87m2
Garden : 100m2

Plot of 258m2

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