

SALE AGREED Stone built property in village centre walking distance to medical centre, restaurants, schools.



INFORMATION

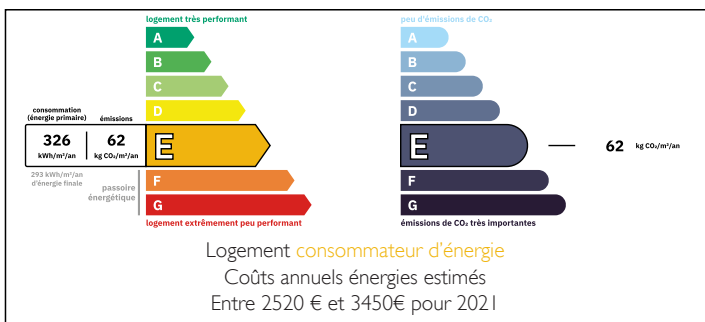
Town:	Aigre
Department:	Charente
Bed:	4
Bath:	2
Floor:	130 m2
Plot Size:	628 m2



IN BRIEF

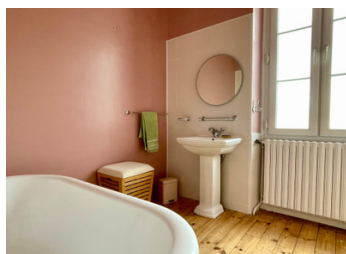
This fully enclosed property, and in a central location to shops, restaurants, medical centre and schools. It has had work done to update the house in the last few years.

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.



LOCAL TAXES

Taxe foncière: 1801 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Enter through double gates to the garden with parking area, garages to the left. The property is semi detached and enclosed.

Ground floor

Main hallway with a room to the left (17m²), stairs to the first floor central in the hallway. Dining room open to kitchen / utility (26m²) in an L shape with doors opening to the courtyard dining area. Ground floor shower room and WC.

First floor.

Bedroom 1 (12m²), WC, bathroom, with a linking door to bedroom 2 (11m²), and bedroom 3 (12m²).

There are stairs to second floor (18m²), used as an open plan guest bedroom and sitting area.

Outbuildings (10m²) Garages (34m²)

Mains gas central heating, mains drains, fibre, double glazing.

Aigre, Charente. A lively village with associations and clubs for all interests. The nearby towns include Angouleme, Cognac, Rouillac and Matha.

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