

Detached bungalow in excellent condition with three bedrooms, in walking distance of a market town.



INFORMATION

Town:	Aigre
Department:	Charente
Bed:	3
Bath:	1
Floor:	88 m2
Plot Size:	1028 m2

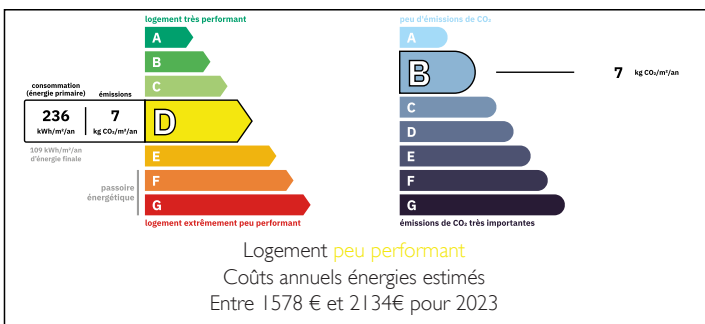


IN BRIEF

Aigre, Charente. A pretty well-kept detached property with 3 bedrooms, in easy reach of amenities and private gardens overlooking fields.



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

The property is private, with double gated entrance and parking area. The garden surrounds the property, with a grassed area, accessible terrace, covered seating area and parking. The rear of the property overlooks fields.

Enter the property to the hallway - 7m² with tiled floor throughout the property.

Kitchen - 10.66m², with fitted units, space for a kitchen table and double doors to the rear garden and terrace.

Lounge - 27.49 m² with double doors to the front garden, wood burner fire. Presently with a lounge area and dining area.

Bedrooms 11.38 m², 9.15m², 11 m², two of which overlook the rear garden and one to the front with en suite shower room.

Bathroom 5.25 m² with bath, sink and WC. For accessibility, the new owner could change the bath for a shower.

WC independent.

Covered parking area with space for storage

Seating area undercover

Other information

The property has mains drains connected, linky electric meter, fibre available to the outside of the property, in walking distance of shops etc, accessible.

Transport

Transport - Ruffec or Angouleme N10 motorway
Railway stations are in Luxe gare , Ruffec and Angouleme for the TGV line

Airports servicing the area - Poitiers, La Rochelle, Bordeaux and Limoges

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

LOCAL TAXES

Taxe foncière: 1000 EUR

Taxe habitation: EUR

NOTES