



Ref: A40410SE16 Price: 118 810 EUR

agency fees included: 9 % TTC to be paid by the buyer (109 000 EUR without fees)

3 Bedroom Village house on secure complex with pool and enclosed gardens





INFORMATION

Town: Fouqueure

Department: Charente

Bed: 3

Bath:

Floor: 110 m2

Plot Size: 1000 m2







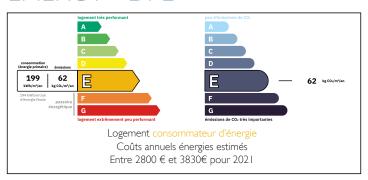
IN BRIEF

Pool and gardens for this price! This lovely 3 bedroom house is available to live in throughout the year or to rent out for investment. This ensemble is a very attractive opportunity set within a welcoming village and rural community near to tourist amenities and everyday needs. New roof in 2025 and conforming drainage. This property comes with private parking space and shared barn and games room.





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.



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LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The house on the edge of the complex offers: Kitchen 12m² fully fitted - door to exterior Boiler room with oil boiler and storage shelves Internal hallway with stairs

Living / Dining Room 40m² with large picture windows and French doors to private courtyard garden. This room also offers an open fireplace.

1st Floor landing leading to:

3 double bedrooms again each with large windows offering light and airy rooms
Bathroom with bath and shower over, sink
WC with handbasin

Stairs continue to the attic which could be further exploited if desired.

All openings are double-glazed with shutters The roof was renewed early in 2025

There is a residents association with AGM reports and a management committee for caretaking and accounts for all the communal parts of this 5 house complex. The pool and gardens are managed and kept in order by the committe with annual charges.

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