

Detached house of 87m



INFORMATION

Town:	La Chèvrerie
Department:	Charente
Bed:	3
Bath:	1
Floor:	87 m2
Plot Size:	2934 m2

IN BRIEF

Pleasant bungalow located between Villefagnan and Ruffec.

The house offers 3 bedrooms, a bathroom, a kitchen and a living room.

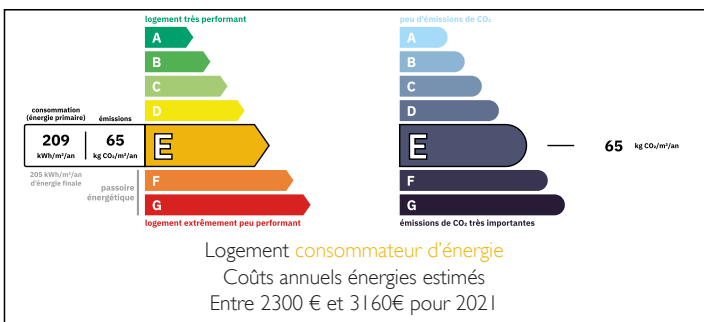
It is almost entirely equipped with double glazed joinery, benefits from a recent heating system (2024) and the electricity was redone in 2019.

Its fully enclosed grounds of almost 3000m2 guarantee a secure space for children and animals.

Outside, you will also find two garages allowing vehicle parking in the shelter and adding several storage spaces.

A property suitable for a family life or for a second home to discover quickly.

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

Pleasant bungalow located between Villefagnan and Ruffec.

The house is composed as follows:

- a kitchen of 10.58m²
- a living room of 26.80m²
- a shower room of 4.25m²
- a cellar of 3.6m²
- a 1.1m² WC
- 3 bedrooms of 10.85m², 13.16m² and 9m²
- a boiler room of 2.72m²

On the east gable, a small roof for storage.

Outside the enclosed garden of 2934m² will allow to fully enjoy the calm and tranquility of this place.

The garage of a comfortable surface will allow to park two vehicles in the shelter.

Don't hesitate to contact me to organize a visit.

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

LOCAL TAXES

Taxe foncière: **734 EUR**

Taxe habitation: **EUR**

NOTES