

Town property 3 beds with garden and opportunity to create more living space.



INFORMATION

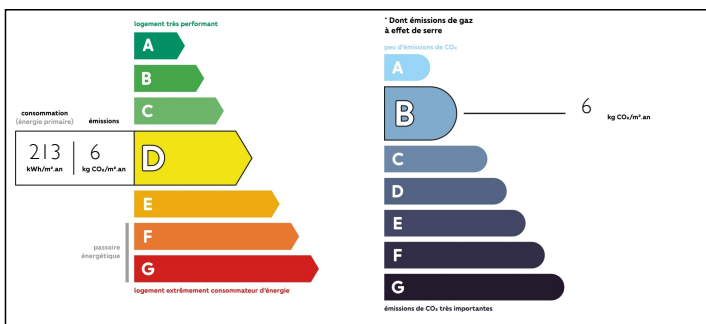
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| Town: | Aigre |
| Department: | Charente |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 101 m2 |
| Plot Size: | 390 m2 |

IN BRIEF

The property in an excellent location, walking distance to shops. Good size living space, 1 ground floor bedroom with dressing room and 2 bedrooms on the first floor. The garden is fully walled and has outbuildings.



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: 1431 EUR

NOTES

DESCRIPTION

In greater detail ;

Main house - Kitchen, 11.26m² with new fitted units and tiled floor. Open to the lounge 22m² with a wood burner and stairs to the first floor. Shower room with laundry area 6.56m², separate WC.

Hallway 6.49m² with entrance from the garden, store room 18.81 m² which could be opened into the ground floor bedroom of 16m² plus adjoining 6m² dressing room.

First floor landing is 11m², master bedroom 12.47m² with closed fireplace there is a second bedroom of 10m². Area for renovation with water and electric 54.41 m².

The current owners replaced the heating and electrics in 2021. The property is connected to mains drains and fibre telecoms. The mains water pipes in the town have been replaced and are new to the property. The house can be connected to town gas. The property has double glazing.

Outbuildings - 10 m² and 33m² with a covered area for parking or as a terrace of 35m².

The village has twice weekly markets and a large monthly market. There are shops, restaurants, a supermarket and garages locally. Nearest railway stations are Luxe and Angouleme. Airports in the vicinity include La Rochelle, Poitiers, Limoges and Bordeaux. The LGV train line runs from Angouleme to Paris and the UK and down to Bordeaux in 35 minutes.

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