



## Pretty Detached House with More Potential

### معلومات الوكيل

|   |                   |
|---|-------------------|
| David Evans   | اسم:              |
| Cle France Ltd  | اسم الشركة:       |
| United Kingdom  | بلد:              |
|   | Experience since: |
| Selling a Property  | نوع الخدمة:       |
|   | Specialties:      |
| Apartments, Houses  | Property Type:    |
| +44 (1440) 820-358  | هاتف:             |
| English, French   | Languages:        |
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### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: EUR 64,500

### موقع

بلد: France  
الدولة / المنطقة / المحافظة: Nouvelle-Aquitaine  
مدينة: Mouthiers-sur-Boeme  
الرمز البريدي: 16440  
نشر: 15/07/2024  
وصف:

Located just 5 minutes from Mouthiers sur Boeme, in a small village, on land of 784 m2, house of 55m2 living space with 3 rooms, bathroom and WC. An adjoining outbuilding will allow an expansion on the ground floor and upstairs. There is also another small outbuilding just in front of the house.

Not adjoining but just on the other side of the small road: large plot of land of 4939 m2 with small outbuildings.

The roof was completely redone recently.

Work to be planned: sanitation, electricity, insulation, heating, interior design.

The department of Charente is located in the centre-west of France and is part of the Poitou-Charentes region along with Deux Sevres, Charente Maritime and the Vienne department.

Its name as is often the case comes from the river Charente which snakes through the department. Two local dialects are spoken in the area, Saintongeais in the west and Occitan to the east.

Charente is a thriving department for several reasons, Cognac production is one of the most interesting



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and profitable industries, the export level of approx. 95% is a success, the consumption in France being only 5% (some say they keep the best 5% in France!).

The department has many typical towns, Angouleme in the south east for example hosts an international festival that attracts hundreds of visitors and is not to be missed.

The region is popular with hikers, bikers and nature lovers who like to discover the woodlands, lakes and streams that are part of this amazing landscape.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

|        |           |
|--------|-----------|
| 1      | مشارك     |
| 1      | غرف نوم:  |
| 5700 م | الحمامات: |
|        | حجم كبير: |

|          |                        |
|----------|------------------------|
| نعم فعلا | <b>Utility details</b> |
|          | Heating:               |

**Lease terms**  
Date Available:

|             |                            |
|-------------|----------------------------|
| IX5.906.246 | <b>Contact information</b> |
|             | IMLIX ID:                  |



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