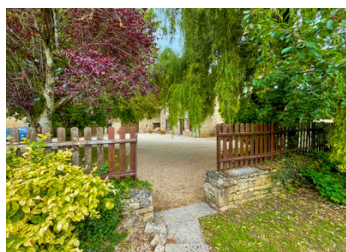


## Spacious 5 bedroomed house with secure shared facilities inc garden and pool



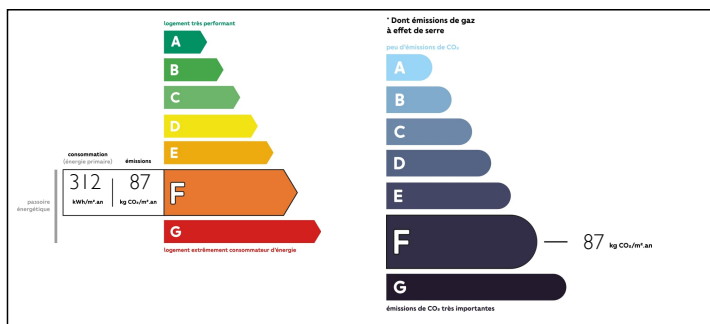
## INFORMATION

Town:	Fouqueure
Department:	Charente
Bed:	5
Bath:	2
Floor:	142 m2
Plot Size:	1892 m2

## IN BRIEF

This 5 bedroom home offers spacious family accommodation over 3 levels. The property is privately owned, with shared pool garden and barn. Fouqueure has local amenities, and is a short drive to both Mansle and Aigre

## 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

Ground floor: Entrance hall (6m<sup>2</sup>) - tiled floor and stair to first floor Kitchen/diner (15m<sup>2</sup>) - modern units, access to boiler room and utility room Lounge/dining room (28m<sup>2</sup>) - fireplace, exposed beams Boiler room (2,2m<sup>2</sup>) Utility room (3m<sup>2</sup>)

First floor: 3 bedrooms (7, 7, 16m<sup>2</sup>), bathroom (7m<sup>2</sup>) - bath, twin basins WC.

Second floor: Large landing/office (10m<sup>2</sup>) 2 bedrooms (13m<sup>2</sup>, 29m<sup>2</sup>) Shower room - hand basin, shower, WC.

The house benefits from central heating, full double glazing, good internet coverage

Outside, there is a private seating/dining area to one side and a parking space for 2 vehicles.

Further shared facilities include lawned gardens, play barn, in-ground pool and driveway - an annual charge is applicable for the upkeep of communal areas.

This is an ideal property for those wishing a holiday home without the worry of upkeep in their absence.

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Co-owned building of 1000 units  
Provisional annual charges: 1500€

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

## LOCAL TAXES

Taxe foncière: 1144 EUR

## NOTES