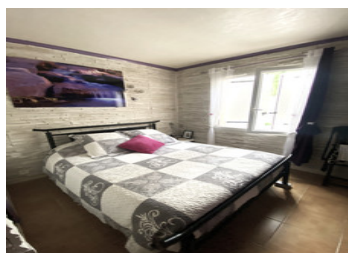
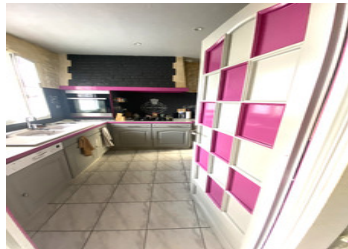


Very attractive 92 m2 bungalow on 778 m2 of land in Lignières Ambleville.



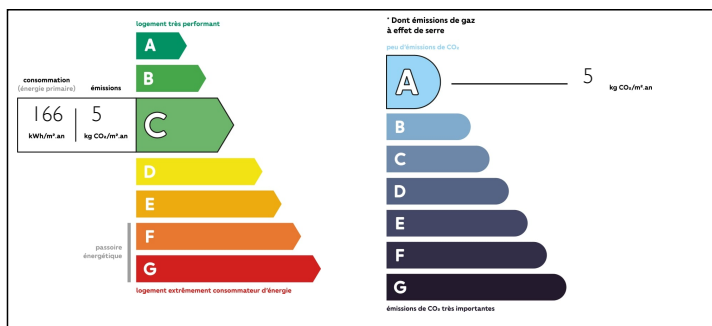
INFORMATION

Town:	Ars
Department:	Charente
Bed:	3
Bath:	1
Floor:	92 m2
Plot Size:	778 m2

IN BRIEF

Superb single-storey bungalow of 92 m2 comprising a fitted kitchen and pantry, 3 bedrooms, 1 bathroom and a toilet, a large garage with utility room, an attic and a cellar on a plot of 778 m2 with a pleasure garden to the front and a vegetable garden to the rear in a hamlet, in the peace and quiet, in the heart of the great Champagne region. A privileged location, south-facing, not far from all amenities, no work required, a turnkey house.

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

- _ 3 bedrooms (9,9,10 m2)
- _ 1 bathroom, 1 WC
- _ living room
- _ 1 kitchen and 1 pantry
- _ 1 large garage with utility room (38m2)
- _ 1 cellar, attic
- _ terrace, garden
- _ fireplace
- _ underfloor heating, thermodynamic water heater
- _ electric gates, recent PVC shutters

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

NOTES