

Fléac, House 4 bedrooms, living-kitchen 50 m , 3600 m of land, bus, 15 minutes from Angoulême



## INFORMATION

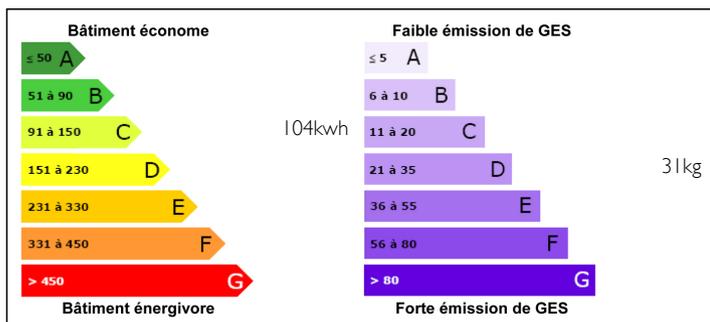
Town:	FLEAC
Department:	Charente
Bed:	4
Bath:	1
Floor:	160 m <sup>2</sup>
Plot Size:	3600 m <sup>2</sup>



## IN BRIEF

Pavilion renovated from 2013 to 2018, quiet area of Fléac, in a protected area composed of 4 bedrooms with wooden floors, kitchen opening onto the living-dining room, bathroom with shower, 2 toilets, cellar, boiler room, well, possibility to make a bathroom in a bedroom because existing arrival and evacuation, terrace and balcony and house tower - 1 car-port- possibility of a semi-buried pool.kitchen open on dining room-living room of more than 50 m<sup>2</sup>.

## 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

House from 1973 renovated from 2013 to 2018, 4 bedrooms on the ground floor of 15.50 m<sup>2</sup>, 15.84 m<sup>2</sup>, 12.50 m<sup>2</sup> and 19 m<sup>2</sup>- Entrance, wc, cupboards, bathroom and shower. Balcony

On the garden level: kitchen 16 m<sup>2</sup>, lounge/dining room 35 m<sup>2</sup>, toilet, boiler room, cupboards, entrance and corridor. Terrace. cellar 40 m<sup>2</sup>.

Garden shelter, carport, well.

The roof has just been waterproofed, 30 cm thick flocked roof insulation, wooden shutters in excellent condition, PVC shutters, the 2 entrance doors are aluminium-wood-steel-triple glazing, all window openings, French windows and doors have been replaced.

Floating wooden floor except kitchen and bathroom and tiled toilet.

Radiators with thermostatic valve, changed fittings, new paint.

Exposure East-South-West consumption of 1000 l of fuel oil per year with heating and domestic hot water.

Brightness and movement detectors - automatic watering. Riverside.

## LOCAL TAXES

**Taxe foncière:**

**1944 EUR**

## NOTES