

Modern semi-detached 3 bedroom family home, with car-port and garden.



INFORMATION

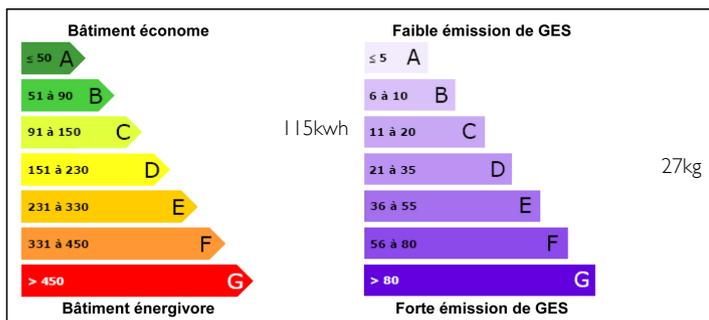
Town:	ANGOULEME
Department:	Charente
Bed:	3
Bath:	1
Floor:	78 m2
Plot Size:	370 m2

IN BRIEF

Very well-maintained 3 bedroom house in move-in condition. Accommodation comprises living / dining room open to fitted kitchen, with internal door to floored laundry room / store. Three bedrooms, shower room and separate WC. The garden is fully fenced and laid to lawn with a terrace to the rear of the house. Carport for 2 cars. Convenient location close to shops and schools with easy access to central Angouleme.

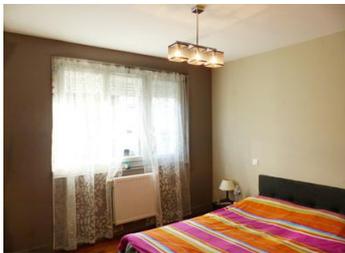


ENERGY - DPE



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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:

877 EUR

NOTES

DESCRIPTION

Recently updated modern home in quiet location but convenient for shops and services. Gas central heating and double glazing throughout.

Accommodation comprises:

LIVING / DINING ROOM (18m²)

KITCHEN (8m²) open to the living room and fitted with modern units including oven and hob with extractor above.

There is a large storage cupboard under the stairs.

LAUNDRY ROOM / STORE (12.5m²) with gas condensing boiler and plumbing for washing machine. Door to back garden.

Stairs lead to bright open landing:

BEDROOM 1 (13m²)

BEDROOM 2 (12m²) with fitted wardrobe

BEDROOM 3 (9.5m²) with fitted wardrobe

SHOWER ROOM with large shower cubicle and basin with cupboards below.

Separate WC.

Outside there is a tarmac driveway with a double length carport to the side of the house, and covered area leading to the front door.

Small front garden and enclosed back garden with terrace (30m²) and lawn.