

Tastefully renovated and charming Charentaise house in a pleasant hamlet near all amenities.



INFORMATION

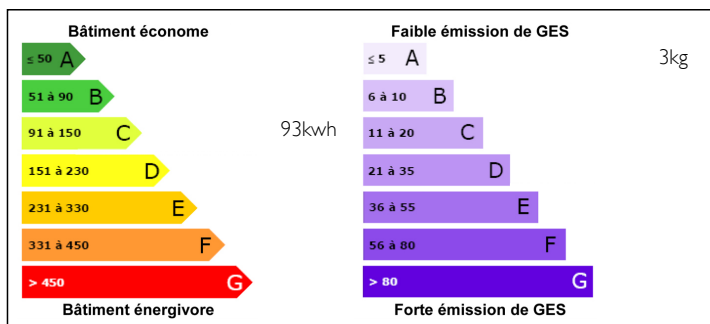
Town:	Brie
Department:	Charente
Bed:	4
Bath:	1
Floor:	180 m2
Plot Size:	230 m2



IN BRIEF

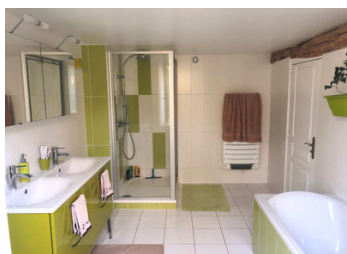
Beautiful prestation for this Charentaise style house of 180m2 living area (222m2 floor surface), renovated with quality materials, which has kept the charm of the old with a touch of modernity. On the ground floor you have an entrance hall, kitchen with its original bread oven, living room and dining room both with a fireplace, a toilet and underfloor heating supplied by a heat pump. On the first floor you have two bedrooms, bathroom, laundry room and toilet. On the second floor there are two large bedrooms and a toilet. The heating upstairs is provided by an air conditioner. The house is equipped with a water softener and a VMC. Outside there is a cistern collecting rainwater which feeds the garden tap, a storeroom and covered parking for two cars. This house is located 5 minutes from shops, schools, medical / paramedical practice etc. ... and 15 minutes from Angoulême.

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.



LOCAL TAXES

Taxe foncière: 1200 EUR

NOTES

DESCRIPTION

The house is laid out in the following manner :

Ground floor

- entrance : 7,5m2,
- kitchen : 15m2 (equipped with a functional bread oven),
- dining room : 26m2 (with a fireplace),
- living room : 34m2 (with a fireplace),
- WC : 1m2.

First floor

- bedroom 1 : 26m2(with a fireplace),
- bedroom 2 : 9m2,
- bathroom : 9m2,
- WC : 2m2.

Second floor

- bedroom 3 or playroom : 40m2 floor area, 14m2 with full standing head room
- bedroom 4 : 31m2 floor area, 12m2 with full standing head room
- WC : 0,6m2.

Well now, it just needs you, so come over and visit it.

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