

Family house to renovate in the centre of Fléac: 4 bedrooms, large garden, garage.



## INFORMATION

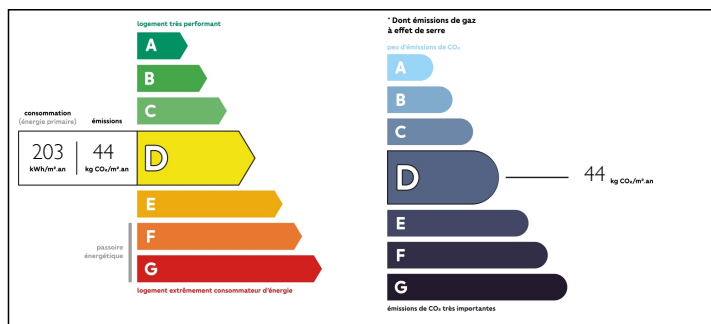
Town:	Angoulême
Department:	Charente
Bed:	4
Bath:	2
Floor:	145 m2
Plot Size:	450 m2

## IN BRIEF

Come and discover this large house of 145m2 in the town of Fléac, a three minute walk from the shops and one minute walk from the STGA bus stop. You will appreciate the large bright living room with open plan kitchen and the garden with trees away from the traffic noise! The house needs to be renovated : paint, shower room, kitchen... we have quotes available.



## 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

On the ground floor there is an entrance hall (10m<sup>2</sup>) which serves the garage (17m<sup>2</sup>), a bathroom with toilet (4.5m<sup>2</sup>), 2 bedrooms (16m<sup>2</sup> and 20m<sup>2</sup>) and an office (9m<sup>2</sup>)

On the first floor you will find the large living room (40m<sup>2</sup>) with open plan kitchen (9.5m<sup>2</sup>), 2 bedrooms (10m<sup>2</sup> and 11m<sup>2</sup> with cupboards) and a bathroom (4.5m<sup>2</sup>) and toilet.

The house is located in a quiet no-through road. The garden of 400 m<sup>2</sup> (plus 50m<sup>2</sup> in front of the house) is planted with trees and is not overlooked.

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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: 1513 EUR

## NOTES