

"Under offer" Large family house with beautiful volumes with an independent flat, near Angoulême.



INFORMATION

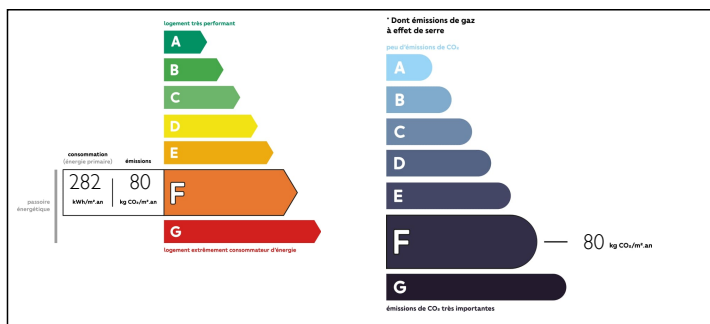
Town:	La
Department:	Charente
Bed:	6
Bath:	3
Floor:	465 m2
Plot Size:	9836 m2

IN BRIEF

Exceptional location for this country house with large living rooms. Independent flat. Second small independent house to be restored. Large fenced grounds with fruit trees. 10 minutes from shops and hospital and 20 minutes from Angoulême TGV station.



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: **3959 EUR**

NOTES

DESCRIPTION

This property has on the ground floor :

- A large entrance of 27m²,
- An office of 15m⁶⁰,
- Kitchen of 19m⁶⁰,
- Cellar of 4m²⁰,
- Dressing room of 5m²,
- WC of 4m⁴⁰,
- A large living/dining room of 53m² with a fireplace.

On the flat side, you have an independent entrance of 3m⁶⁰, with its kitchen of 14m⁶⁰, bedroom of 23m⁴⁰, bathroom of 4m⁶⁰ and WC 2m⁶⁰.

A nice staircase leads to the first floor where there is a landing (26m²) serving the left and right wing of the house.

The left wing - a corridor of 11m⁵⁰ serves 4 bedrooms and a bathroom:

- Bedroom 1 of 13m²,
- Bedroom 2 of 18m⁷⁰,
- Bedroom 3 of 22m²,
- Bedroom 4 of 17m⁸⁰,
- Bathroom of 10m³⁰.

The right wing - a corridor of 8m⁸⁰ serves a bedroom, a dressing room, a bathroom, library and games room:

- Bedroom of 16m⁴⁰,
- Dressing room of 12m²,
- Bathroom of 9m⁶⁰,
- Library of 32m²,
- Playroom of 78m².

Some finishing work and refreshments will be needed to bring it up to date, and you will not be disappointed.

There is also approximately 165m² of surface area which constitutes the boiler room, workshop, laundry room, cellar and garage.