

On the Flow Vélo route, this house to renovate also has a garage and beautiful land.



## INFORMATION

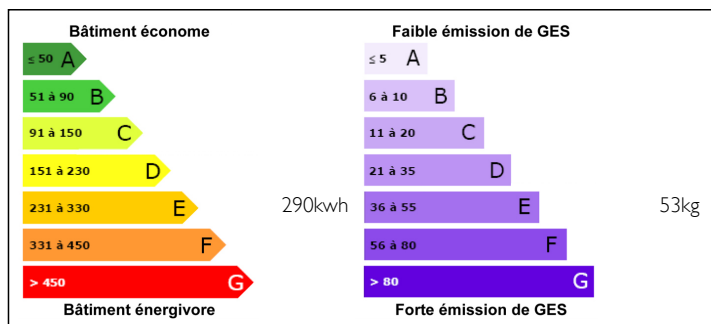
Town:	Chazelles
Department:	Charente
Bed:	1
Bath:	1
Floor:	85.5 m2
Plot Size:	3830 m2



## IN BRIEF

Less than 30 minutes from Angoulême, property complex consisting of a semi-detached house, a detached garden, a garage, a cellar and a small detached outbuilding, supplemented by 2 non-constructible land.

## 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

In a quiet hamlet, an 85 m<sup>2</sup> house with entrance onto a 25 m<sup>2</sup> veranda. It then consists of a living room of 25.33 m<sup>2</sup> with a small mezzanine of 6 m<sup>2</sup> Carrez law allowing access to the attic. It has a bedroom of 15.44 m<sup>2</sup> on parquet, a dining room of 26.72 m<sup>2</sup>, a kitchen of 7.34 m<sup>2</sup> and finally a bathroom with WC of 4.67 m<sup>2</sup>.

Opposite the house, there is a garage of 28.72 m<sup>2</sup> whose roof has just been redone, as well as a cellar of 15.77 m<sup>2</sup> with attic and finally, a small outbuilding in good condition (recent roof).

A few meters away, you will have a vegetable garden of 185 m<sup>2</sup> in which the gas tank is located. Finally, a small path leads you to 2 plots of 2920 and 725 m<sup>2</sup>.

Renovation work is needed.

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

## NOTES