

Attractive 237 m2 two-storey town house with garage on 1265 m2 of land on the outskirts of Angoulême.



INFORMATION

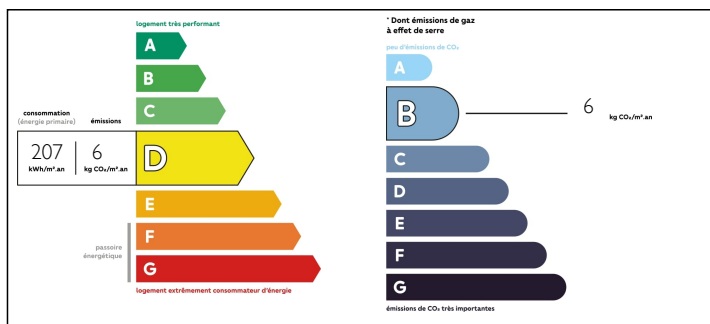
Town:	Linars
Department:	Charente
Bed:	4
Bath:	3
Floor:	237 m2
Plot Size:	1265 m2

IN BRIEF

Beautiful town house in Linars, on the outskirts of Angoulême. This atypical two-storey building comprises a large living room with shower room and separate toilet on the ground floor, a kitchen with bay window overlooking the garden, and an adjoining flat, currently rented out, with entrance and private terrace. Upstairs, you will find a large lounge, dining room, kitchen, 3 bedrooms, bathroom and WC. The property is heated by a pellet-fired boiler. A 72 m2 garage with ornamental garden and vegetable garden complete the property. This large house offers numerous possibilities for conversion, either to continue the rental (ending at the end of 2024) or to create a second dwelling downstairs, temporary accommodation for relatives, etc. An opportunity to be seized that will be your favourite for future projects.



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

Ground floor:

- Large living room of approx. 77 m2 with shower room, separate WC, and the pellet-fired boiler.
- A 25 m2 kitchen with bay window overlooking the terrace and garden.
- Adjoining accommodation of approx. 43 m2 with a lounge/kitchen, bedroom, bathroom and separate WC.

First floor:

- a 34 m2 lounge/dining room
- A 16 m2 kitchen
- 3 bedrooms (9,9,12.45 m2)
- 1 bathroom of 6.19 m2 and a WC

Outside, a 72 m3 garage with garden.

A pellet stove heats the entire house. Radiators connected to the boiler, but can also be connected to mains gas. Total mains drainage. House in very good condition

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

NOTES