LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A28648NGA16 Price: 492 500 EUR

agency fees included: 4 % TTC to be paid by the buyer (475 000 EUR without fees)

Spacious family house with 7 bedrooms, pool and large plot of land, located in DIRAC. 10km to ANGOULEME.















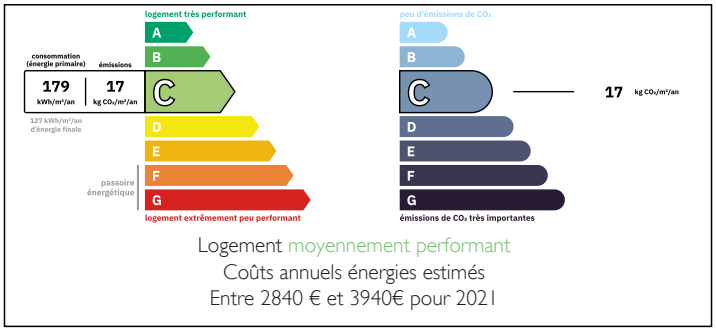
INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	7
Bath:	2
Floor:	283 m2
Plot Size:	12000 m2

IN BRIEF

Charming property close to amenities and the countryside, offering great spaces. Large living room, kitchen, 7 bedrooms, 2 bathrooms, attached garage, a basement with room, terraces, swimming pool and pretty landscaped garden. Close to DIRAC amenities. 10 km from Angoulême city center.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2840 € et 3940€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**3032 EUR**

NOTES

DESCRIPTION

This house consists of:

On the ground floor:

- an entrance: 19m2
- an office / bedroom: 14 m2
- living room with fireplace (with wood stove): 70 m2
- fitted and equipped kitchen: 19m2
- bedroom 2: 16m2
- bedroom 3: 13m2
- bathroom (with shower and bath): 10m2
- toilet
- laundry room: 11m2

Upstairs :
- bedroom 4: 14m2
- bedroom 5: 15m2
- bedroom 6: 13m2
- bedroom 7: 10m2
- bathroom (with shower and bath): 7m2
- wc
- dressing room 2m²

Attached garage: 29m2
Basement accessible from the house comprising various rooms including a fitted and heated room of 24m2, a cellar....

Outside :
-Terraces
-Heated chlorine swimming pool, 13x5m. Not overlooked.
-Pool house of 56m² with kitchen area, mezzanine, technical room.

Fully enclosed and landscaped garden with wood, electric gate.

Further information :
- oil heating, air/water heat pump and wood stove