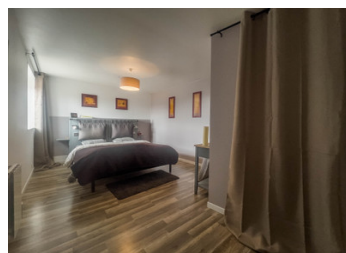
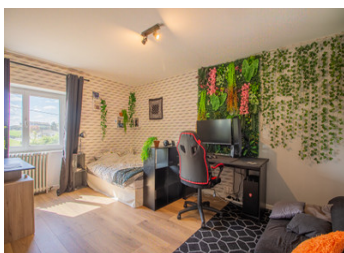


Barn completely renovated, light, 4 bedrooms, double garage and barn à St Génis d'Hiersac.



## INFORMATION

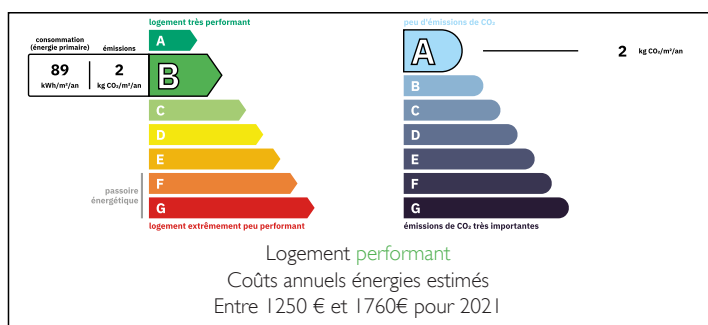
|             |           |
|-------------|-----------|
| Town:       | Angoulême |
| Department: | Charente  |
| Bed:        | 4         |
| Bath:       | 1         |
| Floor:      | 250 m2    |
| Plot Size:  | 1500 m2   |



## IN BRIEF

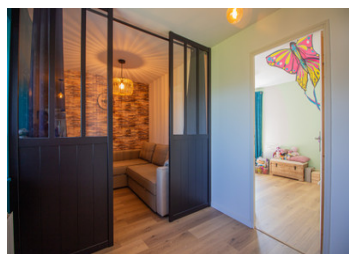
Light-filled, fully renovated 250m2 barn with a large double garage and a barn of approx. 60m2 still to be renovated. The garden is fully enclosed with two gates, one of which is new and electric, as well as a new electric gate and videophone. For a total plot of 1500 m².

## 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

The house comprises the following on the ground floor:

- A true entrance hall with separate wc and a storage area of approx. 10m².
- A very large, fully-equipped kitchen/diner of approx. 30m².
- a cellar/laundry room with the house's technical room and storage space
- A large living room of around 100m².

First floor

- a lovely, light-filled mezzanine with sitting area and two study areas
- 4 good-sized bedrooms, one with a dressing room and two with built-in wardrobes
- a lounge/TV area
- bathroom with bath, shower and double washbasin
- separate toilet

## NOTES

Benefits of the house

- large bay windows
- double glazing throughout
- completely new roof on the living area, barn and garage, with 3 velux windows in the barn
- pellet-fired boiler
- wood-burning stove
- Land with swimming pool
- ECD B
- F.T: 1400 euros

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