LEGGETT IMMOBILIER INTERNATIONAL

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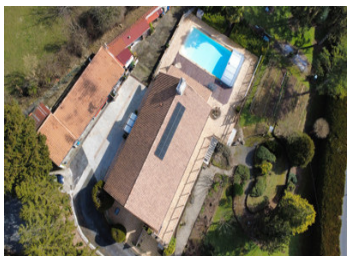
Ref: A34913SCN16 Price: 431 600 EUR

agency fees to be paid by the seller

Charming house with views, nice garden, swimming pool and 2 rental accommodation - Only 10 mins from Angoulême















INFORMATION

Town:	Torsac
Department:	Charente
Bed:	5
Bath:	3
Floor:	240 m2
Plot Size:	4638 m2

IN BRIEF

Situated in a peaceful hamlet in Torsac, this superb house in a dominant position offers uninterrupted views over the countryside.

Generous in size and entirely on one level, it features a vast living room with wood burner, a semi-open-plan fitted kitchen, 3 spacious bedrooms, a study and a veranda overlooking the saltwater swimming pool.

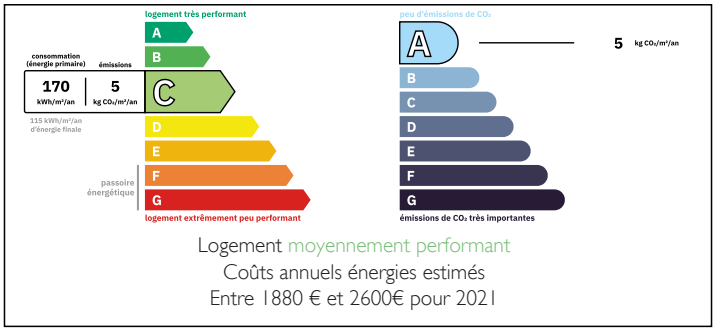
The grounds of 3,000 m², planted with truffle, fruit and vine trees, are fully enclosed and secure.

As a bonus, two independent flats on the garden level generate rental income of €800/month.

A host of modern features ensure optimum comfort and energy savings.

Please contact us for arranging a viewing!

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1880 € et 2600€ 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:	**2022 EUR**

NOTES

DESCRIPTION

In a privileged setting in Torsac, this character house offers peaceful, leafy surroundings, accessed via a secure private driveway (automatic gate, camera, alarm).

Just 2 minutes from a bakery and pharmacy, and less than 10 minutes from Angoulême and all its amenities (Soyaux and La Couronne shopping areas, Girac hospital, TGV train station, town centre), it is ideally located.

The beaches of the Atlantic coast are just an hour and a half away, and the tourist sites of the Dordogne are just 45 minutes to an hour away.

As soon as you enter, you'll be charmed by the vast, light-filled living room of over 60 m², complete with wood-burning stove, and the semi-open, fully-equipped kitchen. The veranda, bathed in light, opens onto a saltwater swimming pool, covered by a dome (recent liner of optimal quality and thickness).

The sleeping area comprises three beautiful bedrooms with fitted wardrobes, one of which has a shower and washbasin, and the other a washbasin. A large modern bathroom with walk-in shower, bath and double washbasin, as well as a separate WC, complete this space. A functional study completes the layout.

Outside, enjoy a haven of peace with no neighbours: wooded grounds with fruit trees, vines and truffle trees, a well for watering, a petanque area, a bread oven, a double carport and several outbuildings.

Major asset: the garden level has been converted into two independent flats (a studio flat and a 2-bedroom apartment), generating a stable rental income of €818/month for more...