LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A35966NGA16 Price: 207 000 EUR

agency fees to be paid by the seller

Charming three-bedroom house in a quiet area, with garden and swimming pool, 2km from the town centre.

EXCLUSIVE















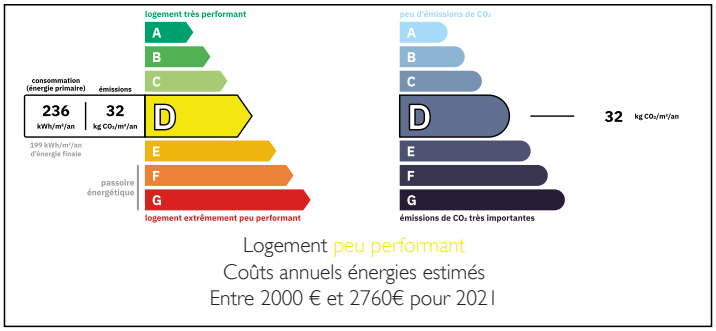
INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	3
Bath:	2
Floor:	105 m2
Plot Size:	750 m2

IN BRIEF

Beautiful location close to amenities and quiet area for this pretty property located 2km from Angoulême town centre. It comprises an entrance hall, dining room, kitchen, living room, bathroom, wc, 3 bedrooms, one of which has a shower room, utility room, garden shed, swimming pool and all amenities nearby.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2000 € et 2760€ 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:	**1950 EUR**

NOTES

DESCRIPTION

The house comprises :

- Entrance hall with attractive tiled floor: 6m².
- Kitchen: 16 m² (about 172 sq ft)
- Dining room with wood burner: 15m².
- Sitting room with bay window overlooking the garden: 14 m².
- WC
- Boiler room/laundry room: 5m² (5m²)
- Bedroom 1 with shower room: 11m2
- Bedroom 2: 15m² with en-suite shower room
- Bedroom 3: 16m2

Garden shed: 10m2
Chlorine pool with heat pump

Terrace and garden, for a total plot of around 750m².

Parking space on the plot with electric gate.

Close to all shops and services.

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