LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A37799ASO16 Price: 315 000 EUR

agency fees included: 0 % TTC to be paid by the buyer (330 000 EUR without fees)

Spacious single-storey house, 4 bedrooms, building plot located in Sers.















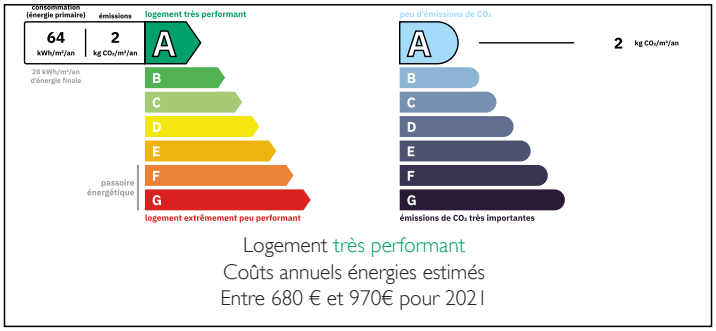
INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	4002 m2

IN BRIEF

Lovely location close to all amenities for this spacious single-storey house with BBC certification, 4 bedrooms including a master suite, 2 bathrooms, carport, large plot of almost 4000m2 with planning permission, 16km from Angoulême.

ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 680 € et 970€ 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: **1691 EUR**

NOTES

DESCRIPTION

This charming house comprises :

- an entrance hall with cupboard leading to a large living room and fitted kitchen of around 60m2
- a cellar: 11m2 opening onto the carport
-a 1st bedroom or study: 11 m2
- 2 bedrooms 11m2 with cupboards.
- separate wc with washbasin
- a 10m2 bathroom with Italian-style shower, double washbasin and whirlpool bath.
- a 23m2 master suite with an 8m2 shower room and wc
- a 60m2 carport
- Approx. 4000m2 of fully constructible land.

Magnificent terrace of around 180m2

Additional information: the house is BBC certified, solar water heater, heat pump (underfloor heating), central vacuum will be installed new for sale, kitchen SAGNE with granite worktop, electric shutters ...

Only 16 km from Angoulême.

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