LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41320CAC16 Price: 325 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (308 000 EUR without fees)

Large single-storey family house close to the town centre













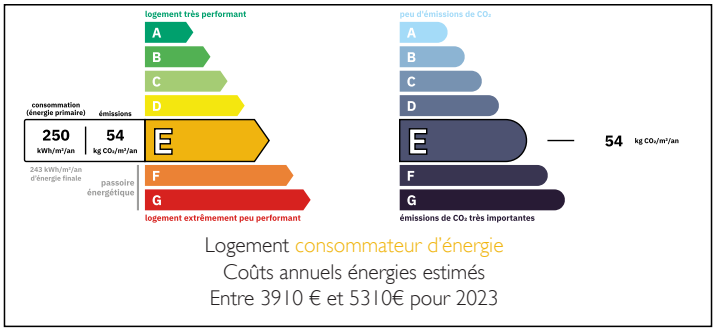
INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	5
Bath:	2
Floor:	182 m2
Plot Size:	2304 m2

IN BRIEF

This beautiful single-story house is waiting for you to give it a second life. With its spacious living room, large kitchen, and 5 bedrooms (or 4 bedrooms and an office), it's perfect for a large family.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3910 € et 5310€ pour 2023

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:	**2962 EUR**

NOTES

DESCRIPTION

Less than 5 minutes from the town center, you'll discover this house nestled in the middle of a beautiful private plot.

You enter a spacious hall with built-in closets. To your right, you'll find the garage, and to your left, a 17 m² kitchen that you can customize to your liking. From there, a staircase leads down to the 30 m² cellar! Adjoining the kitchen is the large L-shaped living room with its dining area and lounge with fireplace, offering a comfortable space of over 60 m² with French doors opening onto the garden at the rear of the house.

The sleeping area is also located at the rear of the building, with four large bedrooms (ranging from 12 to 16 m²), all with closets, and one with its own shower room. Finally, you can choose to use the last bedroom, measuring 9 m², as a bedroom or as an office. This space is complemented by a bathroom.

Some of the windows and doors have been replaced with double glazing. All the bedrooms have original parquet flooring, and the entire house boasts a generous ceiling height of 2.73 meters. Finally, a recently installed condensing gas boiler provides heating and hot water.
Don't hesitate to come and visit this beautiful, functional, and bright home.

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