

Spacious, pretty stone family home located 4 km from Angoulême town centre.



## INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	7
Bath:	3
Floor:	265 m <sup>2</sup>
Plot Size:	3316 m <sup>2</sup>

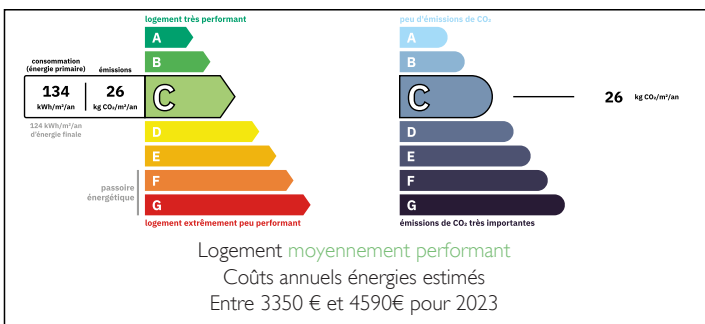


## IN BRIEF

Charming property located in Puymoyen offering excellent amenities. Bright living room, kitchen, 7 bedrooms, 3 bathrooms, garage, cellar ... terraces, photovoltaic and solar panels, magnificent landscaped garden (building land) 4 km from Angoulême town centre.

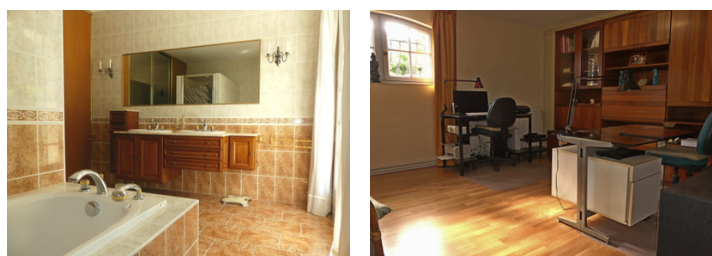


## ENERGY - DPE



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

This stone house comprises :

- an entrance hall: 13m<sup>2</sup> (with cupboards)
- living room with parquet flooring: 42 m<sup>2</sup>
- fitted and equipped kitchen: 17m<sup>2</sup> + utility room: 5m<sup>2</sup>
- bathroom (with shower and bath): 12m<sup>2</sup>
- wc with washbasin
- 3 bedrooms (with wardrobes): 13.5m<sup>2</sup>/ 15m<sup>2</sup>/ 14m<sup>2</sup>
- 1 master suite of 17m<sup>2</sup> with its own bathroom, wc and very large cupboard: 16m<sup>2</sup>

Basement (semi-buried):

- SAS and corridor: 24m<sup>2</sup>
- Bedroom: 15m<sup>2</sup>
- Bathroom with wc: 8m<sup>2</sup>
- Boiler room
- Bedroom or study: 16m<sup>2</sup>
- Utility room: 8m<sup>2</sup>
- Games room or bedroom: 18m<sup>2</sup> with very large cupboard
- Cellar: 50m<sup>2</sup>
- Garages: 30m<sup>2</sup> + 20 m<sup>2</sup>...

Outside:

- Terraces (68m<sup>2</sup>, 40m<sup>2</sup> and 75m<sup>2</sup>)

Fully enclosed landscaped garden, electric gate.

Additional information:

- town gas heating (Viessmann boiler)
- Fibre
- Water softener and purifier
- hot water: solar panels
- Photovoltaic panels (production sold) approx. €2550/year

Very well maintained property, in a quiet area close to Angoulême town centre (4 km)

Please do not hesitate to contact us

## LOCAL TAXES

Taxe foncière: **3141 EUR**

## NOTES