LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43477ASO16 Price: 214 800 EUR

agency fees included: 5 % TTC to be paid by the buyer (205 000 EUR without fees)

Charming single-story house, located in a quiet and wooded environment, 10 minutes from Angoulême.















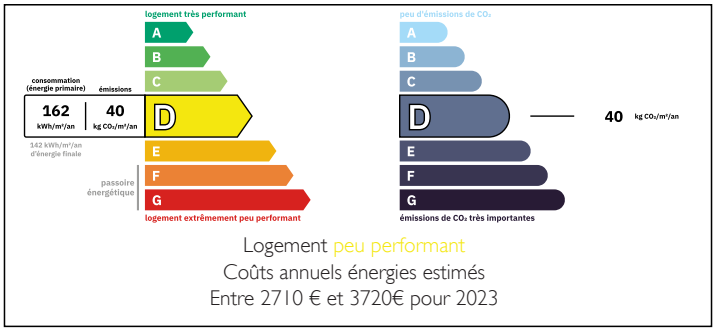
INFORMATION

Town:	Mouthiers-sur-Boëme
Department:	Charente
Bed:	3
Bath:	1
Floor:	142 m2
Plot Size:	2027 m2

IN BRIEF

Pretty detached house of about 142 m² of living space, with 3 bedrooms (possibility of 4) and a garage. Land of about 2000 m² around. Located in the commune of MOUTHIERS.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2710 € et 3720€ 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: **1699 EUR**

NOTES

DESCRIPTION

The house consists of:

- ENTRANCE 10 m²
- Fitted and equipped KITCHEN of 12 m² semi-open onto
- LIVING ROOM of 37 m²
- PANTRY 8 m²
- HALLWAY serving the sleeping area with :
- BEDROOM 1 of 11 m²
- BEDROOM 2 with spacious adjoining dressing room : 25 m2
- BATHROOM of 8 m² with shower and bath
- WC
- Large OFFICE / BEDROOM of 29 m² that can easily be divided into two to create an additional bedroom

- Independent GARAGE of 25 m²

All around the house is a lovely plot of nearly 2000 m², semi-fenced

Heating: oil
Double glazing
Compliant septic tank

Very quiet location with surrounding woods

ANGOULEME 10 km away

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