

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



## INFORMATION

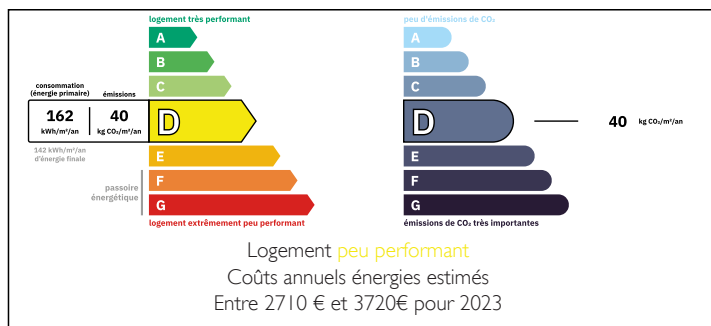
|             |                     |
|-------------|---------------------|
| Town:       | Mouthiers-sur-Boëme |
| Department: | Charente            |
| Bed:        | 3                   |
| Bath:       | 1                   |
| Floor:      | 142 m2              |
| Plot Size:  | 2027 m2           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

## IN BRIEF

Pretty detached house of about 142 m<sup>2</sup> of living space, with 3 bedrooms (possibility of 4) and a garage. Land of about 2000 m<sup>2</sup> around. Located in the commune of MOUTHIERS.



## 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

The house consists of:

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



## LOCAL TAXES

**Taxe foncière: 1699 EUR**

All around the house is a lovely plot of nearly 2000 m<sup>2</sup>, semi-fenced

Heating: oil  
Double glazing  
Compliant septic tank

Very quiet location with surrounding woods

ANGOULEME 10 km away

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

## NOTES