LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44774JMR16 Price: 225 000 EUR

agency fees to be paid by the seller

Superb peaceful home with swimming pool set in rolling countryside — ready to move straight into.















INFORMATION

Town:	Marsac
Department:	Charente
Bed:	3
Bath:	2
Floor:	125 m2
Plot Size:	1500 m2

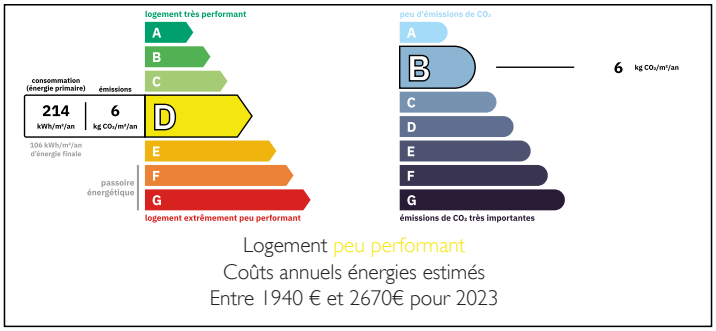
IN BRIEF

Ideally located around 20 minutes from the centre of Angoulême, this house offers 125m² of living space and comprises, on the ground floor, an entrance opening onto a large, bright open-plan living area with a kitchen, lounge, and dining room featuring a wood-burning stove, with access to the terrace.

A hallway leads to separate WC with cupboard and washbasin, a full bathroom, and the garage. Upstairs, there is a landing, 2 bedrooms, an office that could be used as a 3rd bedroom, and a shower room.

The house sits in the middle of a beautiful plot of approximately 1500 m² (possible 3000 m2 additional) with uninterrupted views over the surrounding countryside, creating an exceptional sense of space and freedom — perfect for enjoying family meals and the swimming pool.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1940 € et 2670€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44774JMR16 Price: 225 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**950 EUR**

NOTES

DESCRIPTION

Ideally located around 20 minutes from the centre of Angoulême, this house offers 125m² of living space and comprises, on the ground floor, an entrance opening onto a large, bright open-plan living area with a kitchen, lounge, and dining room featuring a wood-burning stove, with access to the terrace.

A hallway leads to separate WC with cupboard and washbasin, a full bathroom, and the garage. Upstairs, there is a landing, 2 bedrooms, an office that could be used as a 3rd bedroom, and a shower room.

The house sits in the middle of a beautiful plot of approximately 1500 m² (3000 additionne possible) with uninterrupted views over the surrounding countryside, creating an exceptional sense of space and freedom — perfect for enjoying family meals and the swimming pool.

The grounds are enclosed and accessed via an electric gate.

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

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr