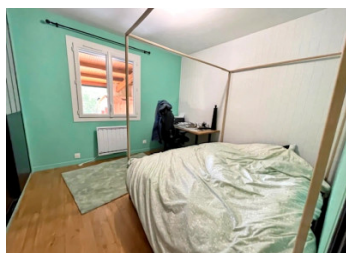
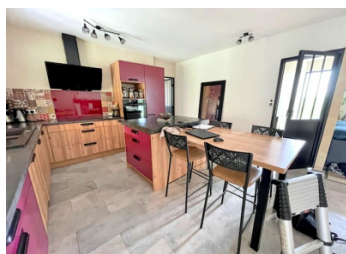


A pretty property dating from the 1980's, set on a magnificent plot of 3,032 m



INFORMATION

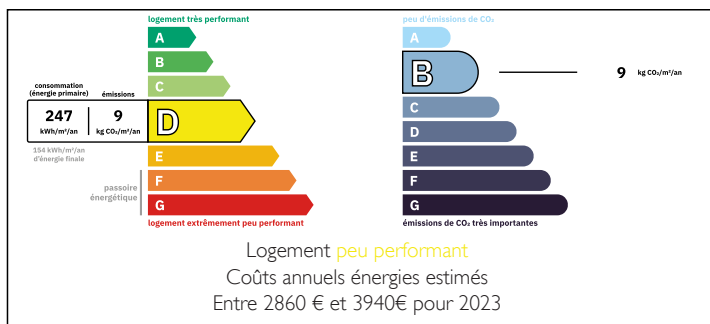
Town:	Mouthiers-sur-Boëme
Department:	Charente
Bed:	3
Bath:	1
Floor:	102 m2
Plot Size:	3032 m2



IN BRIEF

Located just 10 minutes from La Couronne and close to all amenities—grocery stores, pharmacy, medical centre, hairdresser, garage, bus service, tennis courts, football facilities, and more - this rare property offers generous living spaces, a large plot of land, and numerous possibilities for development or renovation..

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.



LOCAL TAXES

Taxe foncière: 1709 EUR

NOTES

DESCRIPTION

A pretty home built in the 1980's set on a magnificent plot of 3,032 m².

The house comprises:

Ground floor:

A large entrance hall

One bedroom with its own private shower room and WC

A spacious garage extending beneath the entire house, including three additional rooms and a wine cellar/storage cellar

Garden level:

A spacious and bright living room featuring a closed fireplace and built-in bookshelves

A fully equipped open-plan kitchen connected to the living areas

Two bedrooms with built-in storage

A bathroom with both a bath and a walk-in shower

A separate WC

A superb conservatory allowing you to enjoy the outdoors throughout the year

At the rear of the property, you will also find a detached outbuilding with a garage, terrace, and a large living area, offering excellent rental potential or an ideal space for hosting family and friends (some updating is required).

Features:

Double-glazed windows throughout the property

Recently installed 200-litre hot water tank

Latest-generation electric radiators

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