

Charentaise in heart of a village, 15 mn Angouleme, closed land, pool, outbuilding, 2 independent entrances.



INFORMATION

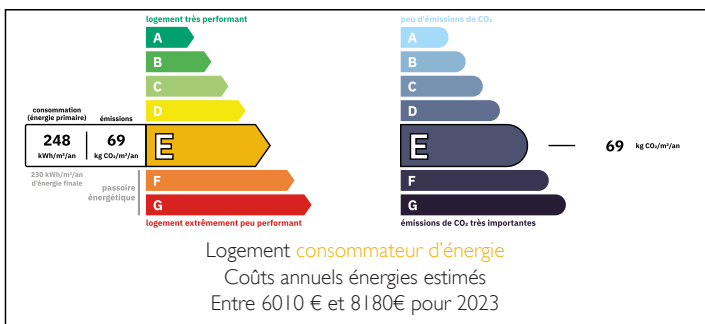
Town:	Vars
Department:	Charente
Bed:	4
Bath:	2
Floor:	210 m2
Plot Size:	936 m2



IN BRIEF

Pretty town house of 210m², plus attic to be converted, 4 bedrooms plus office, 2 living rooms, large cellar, very pretty enclosed garden with pool, with outbuilding and a second entrance at the back of the property. Very pleasant house in good condition, offering very nice volumes.

ENERGY - DPE



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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 beautiful Charentaise consists of, on the ground floor:

- A main entrance hall (16m²) with access to the outside, a large staircase leading upstairs and WC (2m²) with washbasin, under the stairs
- A large living room (38m²) with through light, fireplace, 2 french windows overlooking the garden and pool
- A second living room (24m²) with a second entrance on the street side, small staircase leading upstairs
- Equipped kitchen (14m²) with french window overlooking the garden and pool
- Dining area (9m²) with french window overlooking the garden and pool, which can be attached to the kitchen or large living room

LOCAL TAXES

Taxe foncière: 2882 EUR

The grand wooden staircase of the entrance hall serves the floor where we find:

- Landing surface (10m²)
- Bedroom 1 (12.4m²) overlooking the garden
- Bedroom 2 (13m²) with water point, very bright
- Office space (14,3m²)
- Bedroom 3 (13m²) overlooking the garden
- Bedroom 4 (13.3m²), overlooking the garden
- Bathroom (8.6m²) with bath, 1 basin, cupboard
- Large corridor with landing surface (15m²) with access bathroom (2m²) with shower and WC

NOTES

Large basement of 106m² under the house composed of a space boiler room (55m²) and a cellar space (51m²), all in exposed stonework.

The land of 930m² entirely closed of wall includes a nice swimming pool (10x5m), an outbuilding of 73m² with a floor, a large shed of 41m², and a second entrance on a tiny one direction street. Convertible attic (100m²)

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