LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A46996DGE16 Price: 328 600 EUR

agency fees included: 6 % TTC to be paid by the buyer (310 000 EUR without fees)

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















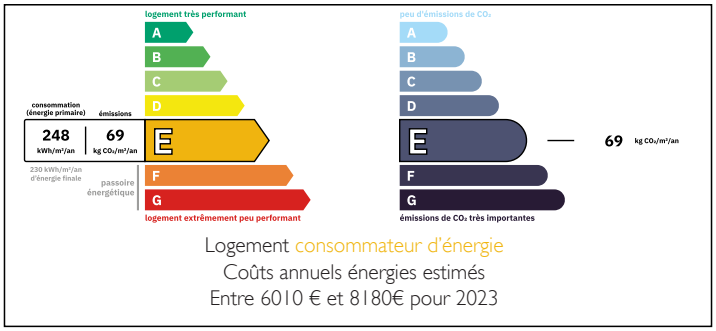
INFORMATION

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



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 6010 € et 8180€ 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.
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LOCAL TAXES

Taxe foncière:	**2882 EUR**

NOTES

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

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

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 sheld of 41m², and a second entrance on a tiny one direction street.
Convertible attic (100m²)

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