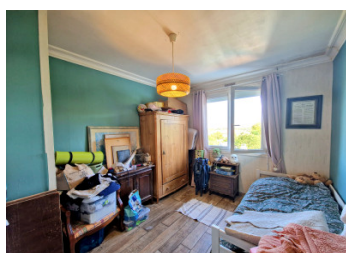


Charming single-story house with 4 bedrooms, large garage, and garden, all amenities just a few minutes away.



INFORMATION

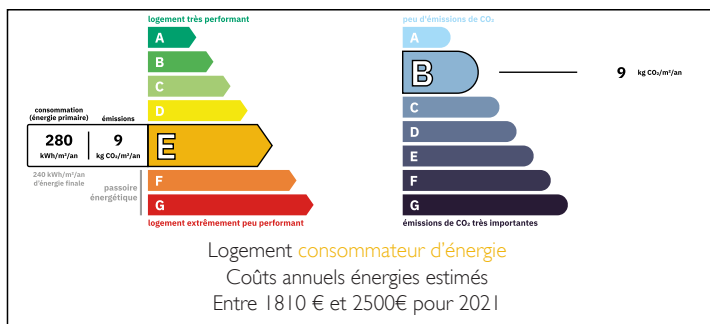
Town:	Ruelle-sur-Touvre
Department:	Charente
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	1200 m2



IN BRIEF

Nice house with a semi-basement, about 120 m² of living space, with 4 bedrooms. Plot of about 1200 m² around with an above-ground pool. Located in the town of TOUVRE, with amenities and bus nearby.

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 leading onto a 30 m² LIVING ROOM with a fireplace insert (opening onto the veranda)
- FURNISHED AND EQUIPPED KITCHEN of 10 m² (with access to the basement)
- HALLWAY serving the sleeping area with
- BEDROOM 1 of 10 m²
- BEDROOM 2 of 11.5 m²
- BEDROOM 3 of 10 m²
- BATHROOM of 6 m² with shower and bath
- WC

- VERANDA of approximately 30 m²

Full semi-underground BASEMENT:

- GARAGE of 47 m²
- CELLAR of 7.5 m²
- KITCHEN 17 m²
- BEDROOM 4, with bathroom to renovate 14 m²
- WC

Around the house, there is a lovely wooded plot of nearly 1200 m², fully enclosed with an electric gate and parking spaces right in front of the house.

Heating: living room fireplace insert + heat distribution

Double glazing
to main sewer

Quiet location, 2 km from services and shops in TOUVRE, 3 km from RUELLE, and 10 km from ANGOULÊME.

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

LOCAL TAXES

Taxe foncière: **1774 EUR**

NOTES