LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47238CGL16 Price: 160 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (153 000 EUR without fees)

Charming detached house with full basement. 3 bedrooms. Large garage. Cellar. Beautiful enclosed garden.















INFORMATION

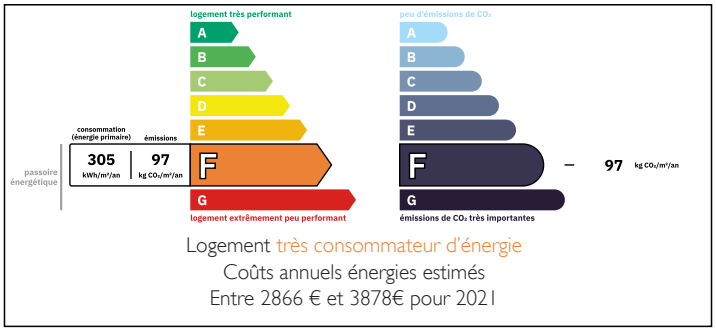
Town:	Puyréaux
Department:	Charente
Bed:	3
Bath:	1
Floor:	119 m2
Plot Size:	2505 m2

IN BRIEF

An ideal family home, located just 4 km from all amenities and 30 km from Angoulême.
With its three bedrooms and particularly bright living areas, this 1970s home has been designed to provide a pleasant, practical and comfortable lifestyle, featuring a fitted separate kitchen, a spacious lounge/dining room, and bedrooms conveniently situated on the same level.

Set in a peaceful environment with no overlooking neighbours, you will enjoy a mature garden, a large basement offering great potential, and easy access to local amenities and schools.
A solidly built property that deserves to be viewed without delay, ideal for family living or a peaceful retirement.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 2866 € et 3878€ pour 2021

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.

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LOCAL TAXES

Taxe foncière: **1056 EUR**

NOTES

DESCRIPTION

Bright Family Home with Garden and Full Basement
Just 4 km from Mansle, its shops, schools and access to the N10, this attractive 1970s home will charm you with its bright interior, peaceful setting and open views. It offers a fitted separate kitchen, a spacious lounge/dining room of over 40 m² with parquet flooring that can be arranged to suit your needs, as well as two bedrooms with built-in wardrobes on the same level.

The full basement is a real asset, featuring a garage, workshop, cellar, storage space and a 12.8 m² room that could serve as a comfortable third bedroom, home office or leisure room.

Outside, you will enjoy a lovely enclosed and mature garden, perfect for relaxing and spending quality time with family. Solidly built, with generous living space and excellent potential for further development, this property is an ideal choice for a family home or a peaceful retirement retreat.

Located just 20 km from Angoulême and its TGV station, with direct connections to Paris in 2 hours and Bordeaux in 30 minutes, this is a property well worth viewing without delay!

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