LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47426ASO16 Price: 450 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (430 000 EUR without fees)

A spacious and attractive family home with 6 bedrooms, a swimming pool and Jacuzzi, situated in a quiet place.















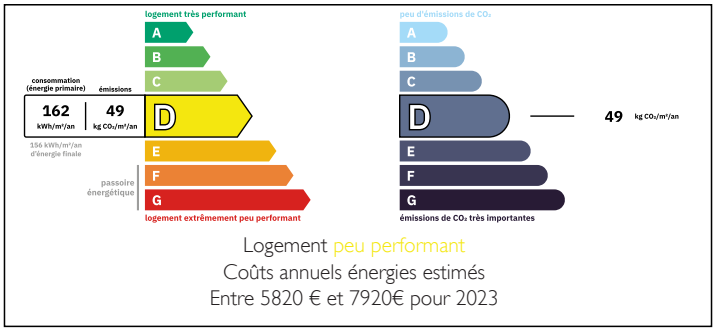
INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	6
Bath:	3
Floor:	284 m2
Plot Size:	7300 m2

IN BRIEF

A beautiful architect property, situated in the countryside around Garat, in a wooded setting, offering high-quality fixtures and fittings. Large living room, kitchen, 6 bedrooms, 3 bathrooms, adjoining carport, cellar, terraces, swimming pool, hot tub and a lovely landscaped garden with trees. Just 5 minutes from local amenities and less than 10 minutes from Angoulême town centre.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 5820 € et 7920€ 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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47426ASO16 Price: 450 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (430 000 EUR without fees)







LOCAL TAXES

Taxe foncière:	**2500 EUR**

NOTES

DESCRIPTION

.This house comprises:

On the ground floor:

- an entrance hall: 19 m²
- a 45 m² living room and a 16 m² lounge with a fireplace
- a 16 m² kitchen opening onto a lovely terrace
- a library or other space: 15 m²
- Bedroom 1 with washbasin and cupboard: 11 m²
- Master suite: a walk-in wardrobe of 8 m², a bedroom of 26 m², and a spacious and attractive bathroom (with bath, shower and toilet) of 16 m²
- Bedroom 3: 15m² with its own shower room
- Bedroom 4: 11m² with a washbasin and fitted wardrobe
- Hallway: toilet area, followed by a utility room and plenty of storage space: 20m²
- Bedroom 5: 13m² with a 3m² shower room
- Workshop of approximately 18m² and cellar (below); this room also opens onto the carport.

Upstairs:
- Bedroom 6 with en-suite shower room and fitted wardrobes: 15m²

Outside:
Largely wooded grounds
A separate workshop of approximately 21m²
Carport adjoining the house
Swimming pool: 5 x 10 (heated, salt-water)
Jacuzzi
Terraces
Lovely enclosed garden

Further information:
- Oil-fired heating, boiler 3 years old
- Compliant septic tank
- Fibre broadband
- Double glazing
- Roof re-tiled approximately 15 years ago

Please do not hesitate to contact us!

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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr