

Detached house, 147m², 3 bedrooms, bright living area, garage, cellar, workshop, wooded and enclosed grounds



INFORMATION

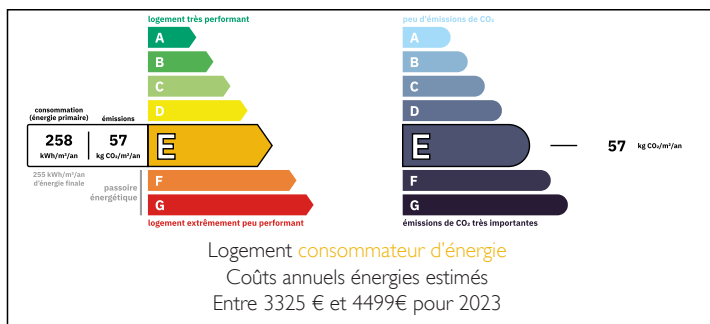
Town:	Puymoyen
Department:	Charente
Bed:	3
Bath:	2
Floor:	147 m ²
Plot Size:	1031 m ²



IN BRIEF

A spacious and light-filled family home with 147m² of living space in a residential neighbourhood, featuring 3 bedrooms, the potential for a self-contained flat on the ground floor, a terrace, a large garage, an air-conditioned cellar and a separate workshop, all set on a lovely, tree-lined plot enclosed by a wall

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

Located less than 10 minutes from Angoulême town centre and its high-speed rail station, this lovely house in a very quiet residential neighbourhood offers:

On the ground floor, accessible via a large south-facing tiled terrace, a spacious entrance hall with built-in cupboards leading to:

- A large, light-filled living room of 33m² with windows on three sides
- A 12m² fitted kitchen
- A 6m² shower room with a walk-in shower and plenty of storage
- An 11.2m² bedroom opening onto the terrace and a 14.5m² room
- Toilet

On the garden level, accessible from the house but also via a separate entrance, a large 18m² landing area—which could serve as an office—leads to:

- A 15.8m² summer kitchen
- A 17m² bedroom
- A bathroom (5.7m²) with a bath
- Toilet
- A large 32m² garage
- Air-conditioned cellar (17m²)

Adjoining the house but with a separate entrance is a 18m² workshop space

The two levels of the house could easily be converted into two separate living spaces, ideal for two generations, a teenager or a rental property

The house is fitted with double-glazed windows (except in the ground-floor kitchen)

Recent mains gas boiler

Roof cleaned regularly

Mains drainage

Fibre broadband

Plot fully enclosed by a wall and set amongst trees, with two possible entrances

Quiet, wooded surroundings

NOTES