LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47587NGA16 Price: 222 600 EUR

agency fees included: 6 % TTC to be paid by the buyer (210 000 EUR without fees)

Pretty single-storey house, with a garage and garden, in a quiet area on the outskirts of Angoulême















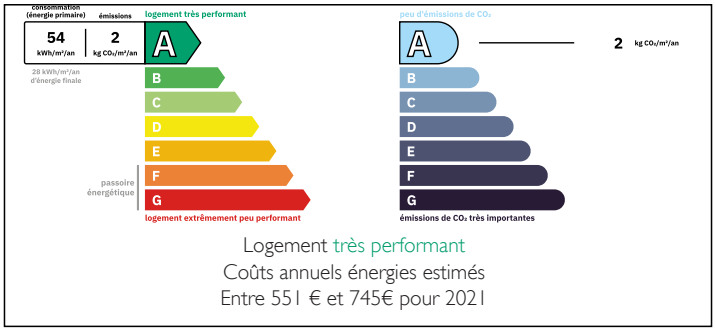
INFORMATION

Town:	Saint-Yrieix-sur-Charente
Department:	Charente
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	300 m2

IN BRIEF

Charming house of about 90m² of living space, accessible for people with reduced mobility, featuring 3 bedrooms, a large living/dining/kitchen area, and an attached garage, on a plot of over 300m². Located in a quiet dead-end street, but close to all amenities, just 3km from downtown Angoulême.

ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 551 € et 745€ 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:	**1200 EUR**

NOTES

DESCRIPTION

The house consists of:

- An entrance into the living room, very bright, with a kitchen area: 40 m²
- BEDROOM 1: 12 m²
- BEDROOM 2: 13 m²
- BEDROOM 3: 9 m²
- SHOWER ROOM: 7 m²
- Separate WC

Attached garage of 18 m²

Plenty of closets in the rooms

Hallways and bathrooms adapted for accessibility

The garden is at the back of the house and can be accessed directly from the living room.

Enclosed plot with parking spaces at the front of the house (gate)

Close to all amenities (shops, bus..) and just 3 km from the center of ANGOULEME

A must-see!

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