LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48304ASO16 Price: 215 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (205 000 EUR without fees)

A lovely single-storey house with a swimming pool and solar panels, situated 15 minutes from Angoulême



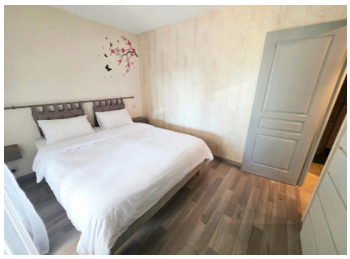












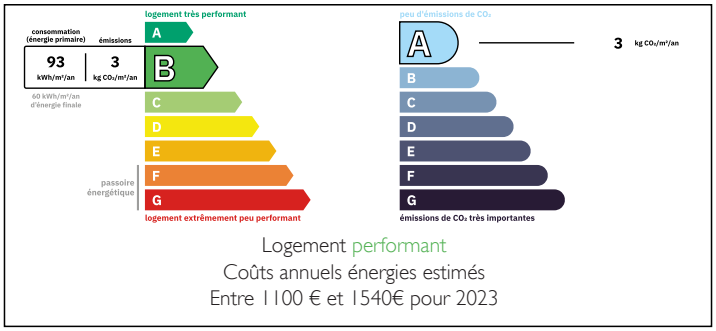
INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	2
Bath:	1
Floor:	125 m2
Plot Size:	1012 m2

IN BRIEF

A charming single-storey house of approximately 125m² with a conservatory, an above-ground swimming pool and a lovely garden with trees, situated in a quiet location with a view of the village of Torsac.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1100 € et 1540€ 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.

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LOCAL TAXES

Taxe foncière: **990 EUR**

NOTES

DESCRIPTION

In a quiet and pleasant setting, discover this renovated house of approximately 125m², built in 1984.

Living areas:
The house opens onto a large living area of approximately 51m² with a lovely kitchen, extended by a conservatory of approximately 21m² opening onto a terrace.

Sleeping areas:
Two bedrooms, currently measuring 12m² and 10.5m², and a 9.5m² study opening onto the living room, which could be closed off to create a third bedroom. A toilet, a 5m² shower room and a utility room of approximately 7m².

Outside:
A lovely, fully enclosed garden with trees, featuring an above-ground swimming pool and a garden shed

Additional information:
- Reversible air conditioning and a wood pellet stove
- Solar panels installed in 2025 (for self-consumption)
- Double glazing
- Mains drainage
- Fibre broadband.

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