LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48358CAC16 Price: 230 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (220 000 EUR without fees)

A single-storey detached house built in 2010 with a living room, 3 bedrooms, a garden and a swimming pool















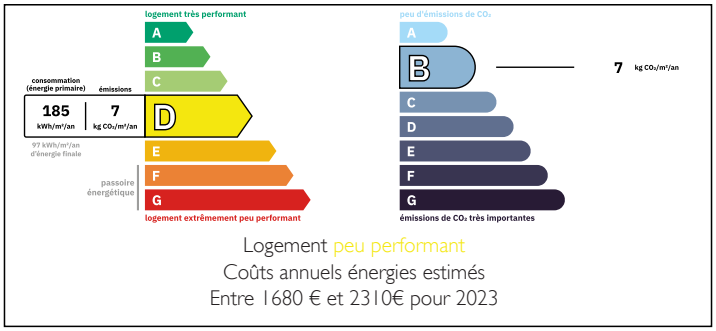
INFORMATION

Town:	Touvre
Department:	Charente
Bed:	3
Bath:	1
Floor:	98 m2
Plot Size:	830 m2

IN BRIEF

Are you looking for a house that needs no work? This charming property, with its spacious living room and three bedrooms, is just the thing for you.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1680 € et 2310€ 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

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LOCAL TAXES

Taxe foncière:	**1350 EUR**

NOTES

DESCRIPTION

The entrance leads directly into the living area, which measures over 40 m² and features an open-plan, fitted and fully equipped kitchen. A large bay window opens onto the beautiful travertine terrace, which extends to the swimming pool.

The sleeping area comprises three bedrooms (10.3 m², 10.9 m² and 12.3 m²), each with a fitted wardrobe, and a lovely bathroom with both a shower and a bath – so you don't have to choose! The toilet is separate.

The original garage has been divided into two sections: one provides space for a motorbike and some storage, whilst the other has been insulated and converted into a utility room, accessible from the living room.

Underfloor heating ensures a high level of comfort, and the water heater has been replaced very recently.

The plot is fully enclosed with a gate.

The house is situated in the heart of a housing estate on a plot of over 800 m². You'll find local shops nearby (a 6-minute walk) and you're less than 10 km from Angoulême town centre.

Do come and view this house, which is just waiting for your personal touch when it comes to decorating!

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

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