LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48552DGE16 Price: 294 680 EUR

agency fees included: 6 % TTC to be paid by the buyer (278 000 EUR without fees)

Linars: 253 m family home with scope for independent accommodation, outbuildings and 4,273 m of grounds















INFORMATION

Town:	Linars
Department:	Charente
Bed:	5
Bath:	2
Floor:	253 m2
Plot Size:	4273 m2

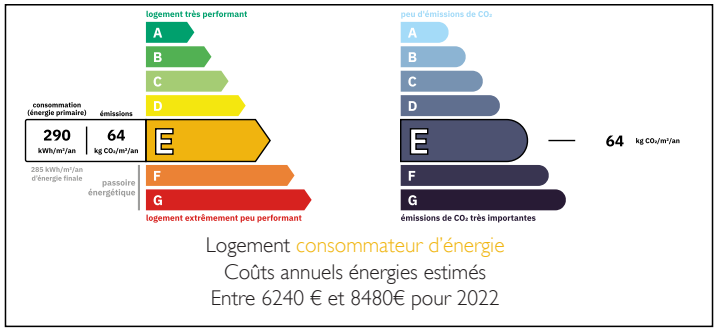
IN BRIEF

In Linars, just 10 minutes from Angoulême and 15 minutes from its high-speed rail station, this 253 m² family home offers generous proportions and versatile accommodation. Four bedrooms overlooking the garden, three reception areas, a kitchen/dining room opening onto a covered terrace and spaces offering scope for independent accommodation give this characterful property plenty of potential.

The extensive, well-treed grounds also include a stone house requiring complete renovation, a 73 m² garage, a 35 m² open-sided shelter and a well with water.

A property requiring updating, offering an opportunity to create a spacious family or multigenerational home close to Angoulême.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 6240 € et 8480€ pour 2022

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:	**2200 EUR**

NOTES

DESCRIPTION

Space, character and potential in Linars

Built in the 1970s, this house offers 253 m² of accommodation over two levels, set within 4,273 m² of well-treed grounds.

Its generous proportions, access to the garden and separate entrances provide an appealing starting point for a large family home, multigenerational living or separate guest accommodation, subject to the necessary works and permissions.

Ground-floor living with access to the terraces

The 26 m² kitchen/dining room opens directly onto a tiled, covered terrace, ideal for outdoor dining. An adjoining utility/laundry room of approximately 3 m² provides additional practical space.

The 30 m² sitting room features a fireplace and a glazed door opening onto the terrace. A second reception room of 26.5 m² offers space for a dining room and an additional sitting area, depending on your requirements.

A 9 m² shower room and a separate WC complete this level.

A further 28 m² space, renovated in 2019, is accessed via a second, independent entrance at the front of the house and offers additional layout possibilities.

Four garden-facing bedrooms and a characterful apartment space

The staircase from the sitting room leads to the first floor, where all four bedrooms overlook the garden:

- A first bedroom with a water point and access to the apartment space described below.
- A second bedroom of 19 m² with a built-in wardrobe.
- A third bedroom of 13 m², plus a built-in wardrobe.
- A fourth bedroom of 17 m² with an adjoining bathroom and WC.

An apartment-style space of approximately 48 m² also comprises a living area, kitchen area, shower room with WC and a mezzanine. Exposed timber...