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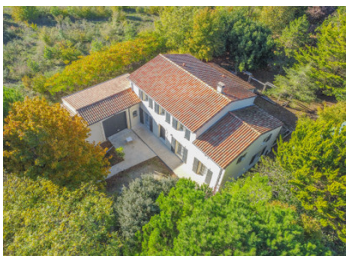
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Ref: A48698DGE16 Price: 280 000 EUR

agency fees to be paid by the seller

Linars: 183 m family home with 5–6 bedrooms, leisure space and a 3,072 m garden















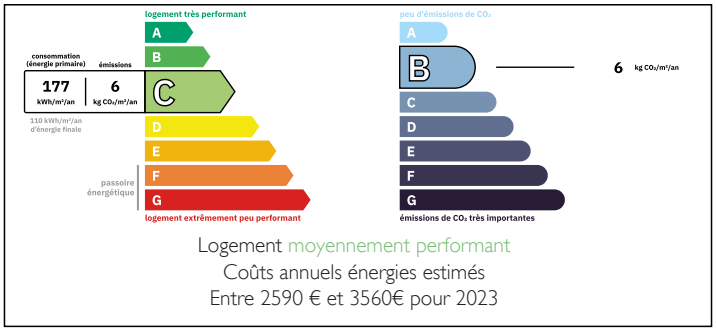
INFORMATION

Town:	Linars
Department:	Charente
Bed:	6
Bath:	2
Floor:	183 m2
Plot Size:	3072 m2

IN BRIEF

Room for everyone, with plenty of space to get together. This well-maintained family home in Linars offers five upstairs bedrooms, a ground-floor bedroom or study and a spacious, light-filled living room with an inset fireplace. A converted outbuilding with a study and a games room with a bar adds space for work and entertaining. Set in a 3,072 m² garden with mature trees, the house is ready to move into.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2590 € et 3560€ 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:	**2500 EUR**

NOTES

DESCRIPTION

Generous living space for the whole family

Set in Linars, close to Angoulême, this family home offers approximately 183 m² of living space, plus outbuildings, on a 3,072 m² plot with mature trees. The house has been carefully maintained and is ready to move into, with no work needed.

On the ground floor, the spacious, light-filled living room features an inset fireplace. The fitted kitchen leads to a pantry, which provides access to the cellar. A bedroom that could also serve as a study, a shower room, a separate WC and a laundry area complete this floor.

Upstairs, there are five bedrooms, a bathroom and a separate WC.

Extra space for work, hobbies and entertaining

With access from both the pantry and outside, the converted outbuilding houses a study and a games room with a bar. It's a flexible space for working from home, pursuing hobbies or having friends over. There is also an attached garage.

A generous garden in a rural setting close to town

The 3,072 m² garden has mature trees and plenty of room for children to play, for gardening or simply relaxing. The terrace is ideal for outdoor dining in the warmer months.

The property enjoys a rural setting while remaining within easy reach of Angoulême, local shops and bus services.

The high-speed railway line runs nearby in a cutting below the property and is screened from view from the garden. Passing trains can be heard, and a viewing will give you a chance to get a feel for the...