LEGGETT
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www.frenchestateagents.com

Ref: A48808NEC16 Price: 335 000 EUR

agency fees to be paid by the seller

Charente-style house, 3 bedrooms, 160 m , downtown Linars















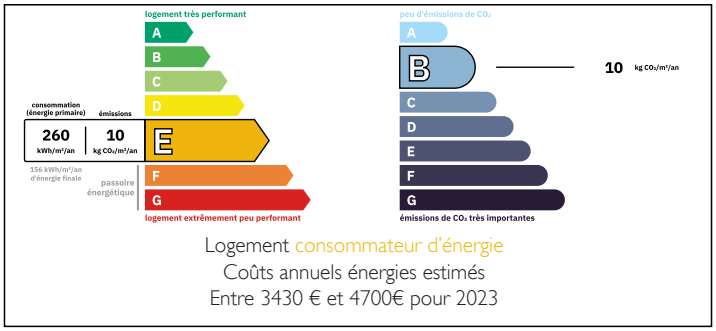
INFORMATION

Town:	Linars
Department:	Charente
Bed:	3
Bath:	1
Floor:	160 m2
Plot Size:	844 m2

IN BRIEF

Family home, approx. 160 m² on an 844 m² lot in the center of Linars, 3 minutes from Angoulême and 12 minutes from the train station; 3 bedrooms, 1 office, a living room, a family room, and a kitchen.
Covered courtyard, 2 barns, basement, well

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3430 € et 4700€ 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.
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LOCAL TAXES

Taxe foncière:	**1164 EUR**

NOTES

DESCRIPTION

A beautiful Charente-style stone house on 3 levels, with approximately 160 m² of living space on a fully enclosed 844 m² lot, located in the center of Linars, right next to shops and schools, 3 minutes from Angoulême, and 12 minutes from the train station.

The ground floor features an entryway, a fully equipped kitchen, a living room with a fireplace and insert, a large dining room, and toilets.
Upstairs, a hallway leads to a bathroom with dual sinks and a walk-in shower, a separate toilet with a sink, and three large bedrooms—one of which includes a custom-built closet and a home office.
On the second floor, the attic space is convertible.

Outside, you'll enjoy a large 127 m² covered courtyard for summer meals sheltered from the sun or rain, two beautiful barns, and a large cellar: one measuring 47 m² that also serves as a garage, another measuring 90 m², and a 27 m² cellar.
The fully enclosed courtyard allows you to enjoy the outdoors without being overlooked.

Technical details:
Double-glazed windows, wooden shutters, and roller shutters; electric heating via thermal storage radiators; the house is connected to the municipal sewer system.

A city bus stop is located in front of the house.

Asking price: €335,000 (including real estate agent's fees)
Fees payable by the seller

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

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