

5 minutes from Angoulême, large family house from 1963 extended in 2003, with a garden and garage



INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	6
Bath:	4
Floor:	292 m2
Plot Size:	1132 m2

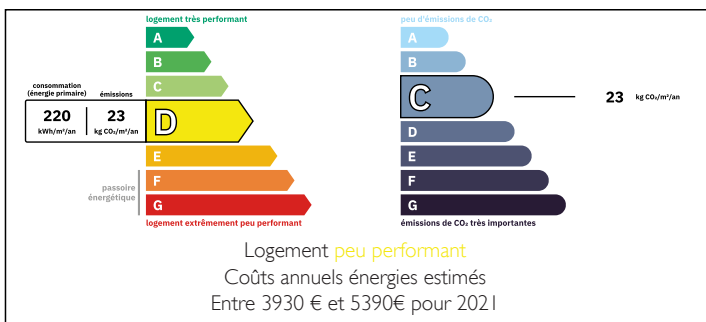


IN BRIEF

In Isle d'Espagnac, this 1963 house, enlarged and renovated in 2003 with quality materials, is located close to all amenities (TGV station less than 5 minutes away). Its beautiful living rooms, its 6 bedrooms, its 4 bathrooms make it a perfect place of residence for a large family, but it can also be considered as a main house with rental part, office for liberal professionals, shared intergenerational housing.



ENERGY - DPE



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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.



DESCRIPTION

Located in a quiet street but nevertheless close to a more important axis, you enter the property through a motorised gate.

An outside staircase leads you to the upper level which you access through a beautiful entrance from which also a staircase to the lower level.

The entrance opens onto a large living room of 75 m² with parquet floor and fireplace which has a high ceiling of 3 m.

You then have on this same level a dining room of 27 m², a kitchen of 23 m², a bedroom of 11 m² with shower room of 9 m², a toilet of 1.3 m², a another bedroom of 18 m² with its bathroom and WC of 6.5 m².

From there you access a recent elevator which takes you to the lower level where you will find in a first part: 3 bedrooms of 9.3 m², 12 m² and 14.5 m² as well as a bathroom of 3, 5 m² and a WC of 1.6 m². In a second part (also directly accessible from the entrance of the house), you have an office of 24.8 m², a bedroom of 13.6 m², a bathroom of 4.6 m², a toilet of 1.4 m² and a dressing room of 3.2 m². At this level there is also a garage of 34.9 m², a laundry room of 24.8 m² and a secure wine cellar of 5.9 m².

Finally outside in the middle of a garden, you also have a garage of 35.7 m² and...

LOCAL TAXES

Taxe foncière: 3369 EUR

Taxe habitation: EUR

NOTES