

Great location for this 3 bedroom property with pool, views, a wood and outbuildings

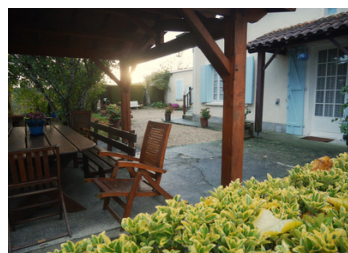


INFORMATION

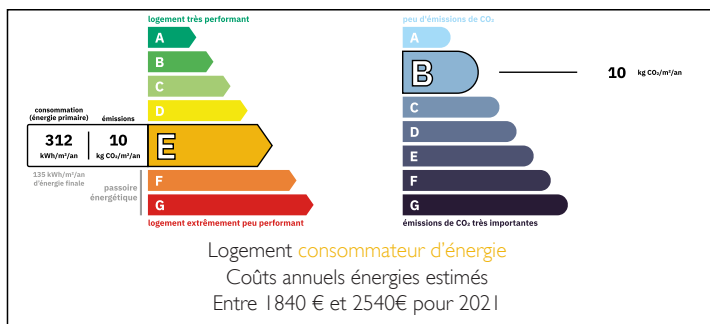
Town:	Boisné-La Tude
Department:	Charente
Bed:	3
Bath:	2
Floor:	95 m2
Plot Size:	12000 m2

IN BRIEF

The location of this property is delicious - it hosts a number of outbuildings: wood workshop, garages, etc., sits high up with views and has a nice amount of land (please note the official amount has yet to be confirmed but it will be in the region of 1,2000€ which includes a wood. Currently has large open sitting room, family size kitchen, 3 bedrooms, 2 bathrooms and an extra room under the eaves (bedroom). It has been well looked after - it will require some modernising but offers an exceptional opportunity near Villebois Lavalette and 23kms from Angouleme with its fast train running between Bordeaux and Paris linking up the airports. There will be a drop of 35,000€ please contact the agent to understand why



ENERGY - DPE



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.



DESCRIPTION

You enter the house into the sitting/dining room 30.6m² with the bedrooms off to either side and the fitted kitchen 20m² opposite. To the right there is a corridor with bedroom 1 13.2m² and shower room 6m². Back to the centre of the house to the left is a corridor with 2 small bedrooms and a bathroom 6.7m² bedroom 2 : 8m² and bedroom 3 : 10.5m² under the eaves.. Garden - with a well many outbuildings and the wood.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES