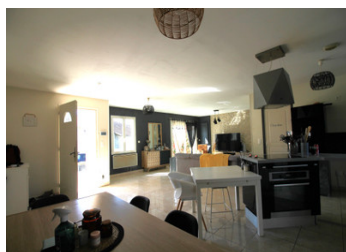


Single-storey house, Entrance hall, large living room, 4 bedrooms, bathroom, above-ground pool, fenced garden.



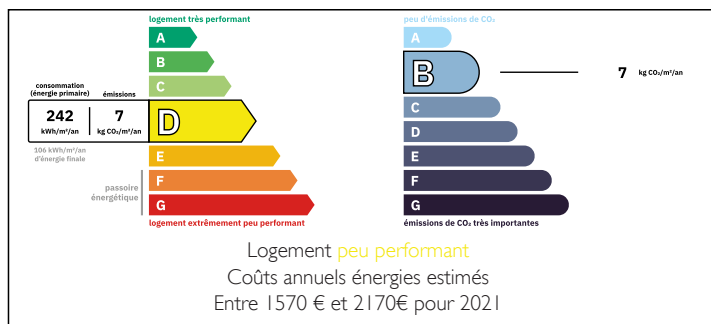
## INFORMATION

Town:	L'Isle-d'Espagnac
Department:	Charente
Bed:	4
Bath:	1
Floor:	108 m2
Plot Size:	784 m2

## IN BRIEF

Welcome to this charming haven, located just a few minutes from Angoulême, in the heart of a highly sought-after area. This exceptional detached house is strategically positioned, offering the proximity to essential services that you are looking for. The interior is a modern showcase, blossoming in a harmony of contemporary lines. In this high-demand location, discover the comfort of a life made easier by proximity to amenities. This bungalow offers a perfect balance between an ideal location and contemporary interior elegance, creating an enchanting living environment. Welcome to your new home, where charm meets modernity.

## 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

The house comprises

Entrance hall with wardrobe leading to the 55m<sup>2</sup> living room with open-plan fitted and equipped kitchen

Clearance: 5.80m<sup>2</sup>

Storeroom or study: 8.50m

Bathroom: 7.90m<sup>2</sup> with double washbasin, shower and bathtub

Separate WC: 1.80m<sup>2</sup>

Bedroom1: 10.40m<sup>2</sup> with dressing room

Bedroom2: 9.50m<sup>2</sup> with dressing room

Bedroom3: 10.50m<sup>2</sup> with dressing room

Outside, a large terrace to the front

Above ground swimming pool with terrace

At the rear a large covered terrace of 18m<sup>2</sup> with summer kitchen and BBQ

## LOCAL TAXES

**Taxe foncière: 1200 EUR**

**Taxe habitation: EUR**

## NOTES

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