

House on 2 levels ideal 2 dwellings, quiet environment close to schools and amenities, 10mns from Angoulême CC



INFORMATION

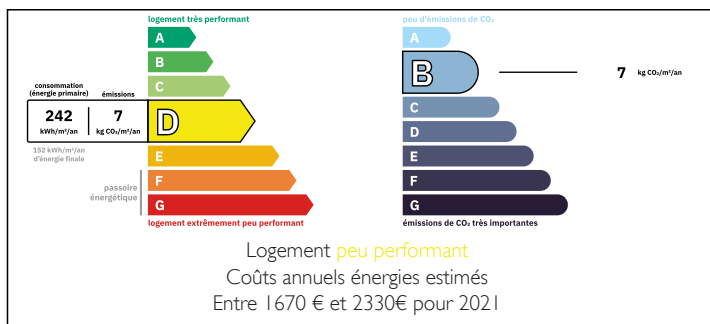
Town:	Angoulême
Department:	Charente
Bed:	5
Bath:	2
Floor:	198 m2
Plot Size:	1169 m2



IN BRIEF

Large house dating from the 80s in need of renovation, located in the commune of Linars and offering 2 levels that can be made completely independent.

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.



LOCAL TAXES

Taxe foncière: 1400 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The ground floor comprises :

- Entrance hall (5m²)
- Fitted kitchen (13.3m²) with double glazed French window overlooking the front garden
- Living room (36m²) with wood burner and double glazed window, opening onto a south-facing loggia of 10.5m².
- 3 bedrooms (14, 10.5 and 15.5m²)
- Bathroom (7m²)
- Separate WC with washbasin

A staircase leads to the garden level, which comprises

- Entrance (6m²) leading to the rear garden
- Kitchen area (15m²)
- Living room (24m²)
- 2 bedrooms (11 and 14m²)
- New bathroom (4.5m²)
- WC
- Cellar (11.5m²)
- Garage (16m²)

Sound house but in need of renovation to develop its full potential

Large, wooded, unenclosed plot of 1169m² with front and rear areas of almost equal size

Nursery and primary schools and bus stops nearby

Collective sewerage

Fléac town centre less than 5 minutes away and Angoulême town centre and high-speed train station less than 10 minutes away (Paris 1h40 and Bordeaux 40mn).

The current configuration of the house makes it easy to create 2 separate living areas on each level, each with its own exterior.

Potential as...