

Detached house in a residential area close to all amenities



INFORMATION

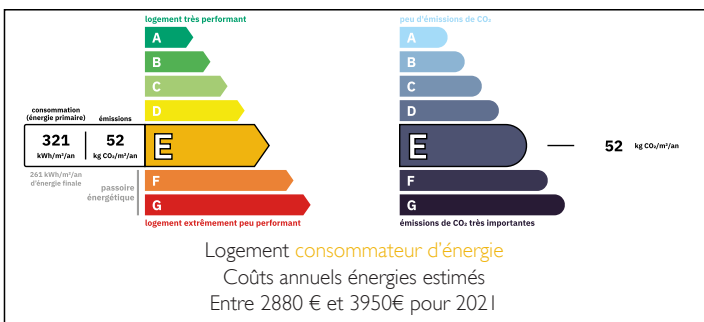
Town:	Angoulême
Department:	Charente
Bed:	3
Bath:	2
Floor:	139 m2
Plot Size:	406 m2



IN BRIEF

Pleasant detached house with 139m² of living space, semi-detached via the garage, located in a cul-de-sac in a residential area of Ma Campagne, with all shops, schools, buses and services within walking distance.

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 on the ground floor :

- Entrance hall
- Large, bright living room (33m²) with fireplace opening onto terrace and veranda (12.2m²)
- Fitted and equipped kitchen (8.5m²) that can be completely opened onto the living room
- Open-plan office area (8.5m²) leading onto a small room (4.5m²) that could be used as an office or workshop.

The ground floor night area comprises :

- 1 bedroom (13.6m²)
- 1 bedroom (10.7m²) which could be extended into a dressing/storage area in the corridor
- shower room
- WC

The first floor, ideal for a master suite, comprises :

- Bedroom (17.5m²)
- Office/dressing area (10.5m²)
- Bathroom area

11 m² garage

Carport of 18m² in front of the garage

400m² enclosed garden with trees

Gas central heating with new boiler

Mains drain

City bus line line with bus stops nearby

Schools and shops within walking distance

Possibility of parking several vehicles

Refurbishment work required to bring out the full potential of this attractive house

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

LOCAL TAXES

Taxe foncière: 2400 EUR

Taxe habitation: EUR

NOTES