

House, close to amenities, 5 bedrooms, double glazing, outbuildings



INFORMATION

Town:	Fontclaireau
Department:	Charente
Bed:	5
Bath:	2
Floor:	207 m2
Plot Size:	886 m2

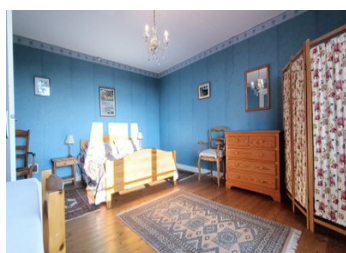
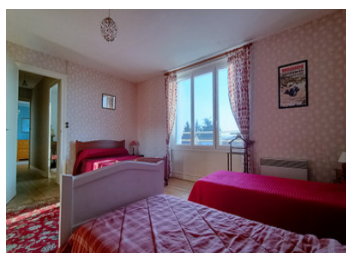
IN BRIEF

Combine the peace and quiet of the countryside with convenient access to amenities less than 5 minutes away.

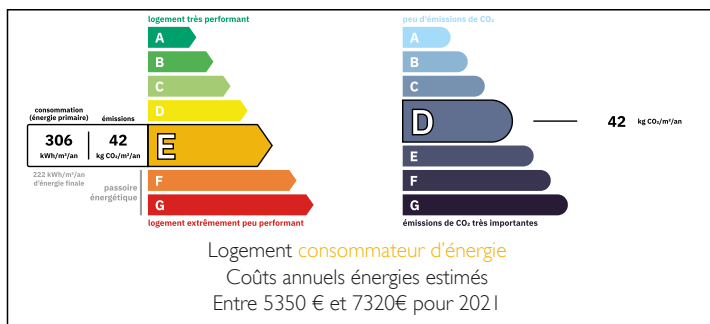
Treat yourself to the charm of the countryside with this house to renovate, a real gem in the heart of a peaceful setting, just 20 minutes from Angoulême.

With spacious accommodation and a generous plot of land, this property offers exceptional potential for turning your plans into reality. Although some modernisation work is required, it rests on solid foundations and exudes authenticity. Large windows flood the rooms with natural light and open onto an enchanting garden.

The enclosed grounds are a real asset. The existing outbuildings offer endless options: workshop, garage or reception area.



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: 9.83m

Kitchen: 31.70m², dining room

Living room: 28.30m²

Separate W.C.: 3.20m

Cellar/Heating room: 30.50m² with access to the 94m² attic

1st floor:

Hallway: 3.60m²

Bedroom 1: 29.50m² with washbasin

Bedroom 2: 21.10m² with washbasin and fireplace

Bathroom: 9.20m² with washbasin, bath, bidet

Separate WC: 3.80m²

2nd floor:

Bedroom 3: 29.00m²

Bedroom 4: 9.17 m²

Bedroom 5: 21.40 m²

Shower room: 3.80 m² with shower, washbasin, WC

Outside :

Outbuilding: 122.00 m²

LOCAL TAXES

Taxe foncière: 760 EUR

Taxe habitation: EUR

NOTES