

Four bed house or Two, Two bedroom apartments, with income potential close to amenities.



## INFORMATION

Town:	Ansac-sur-Vienne
Department:	Charente
Bed:	2
Bath:	2
Floor:	159 m2
Plot Size:	0 m2



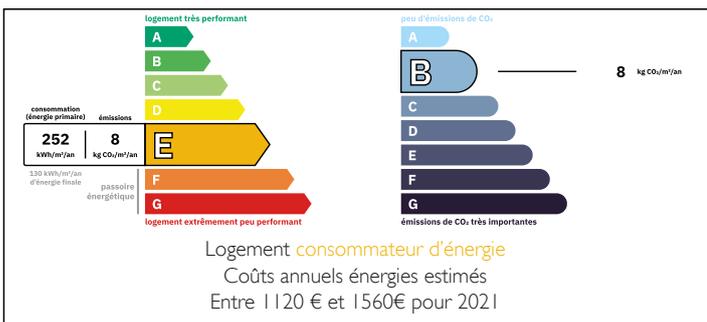
## IN BRIEF

Two apartments ready for your own use or to rent out, one is already occupied with a regular income on the ground floor.

Both apartments have two bedrooms, Lounge/diner, Kitchen and shower room.

The ground floor apartment has a courtyard to the rear and the First floor apartment has a terrace.

## 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

This is a great opportunity to buy yourself a first floor flat in a lovely village with lots of amenities and also have an income from the ground floor flat.

Both have very similar layouts, with two bedrooms, 17m<sup>2</sup> and 12m<sup>2</sup>, and kitchen 9m<sup>2</sup>. The ground floor flat also has two reception rooms, 17m<sup>2</sup> and 15m<sup>2</sup> with a large entrance hall and shower room.

The first floor flat has two bedrooms a kitchen and a large lounge/diner 27m<sup>2</sup> and an office 7m<sup>2</sup>, with a shower room 5m<sup>2</sup> and separate toilet 4m<sup>2</sup>.

Situated in the heart of the village, next to the Marie, with Baker, Butchers, hairdresser, Bar, Pizza/burger restaurant and chemist. Only 4Km/2miles from the medieval town of Confolens with supermarkets, Hospital, schools etc and within an hour of Limoges with its International airport.

-----

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

## LOCAL TAXES

**Taxe foncière: 1096 EUR**

**Taxe habitation: EUR**

## NOTES