

Charming, bright, renovated single-storey house in MORNAC with all shops and amenities.

EXCLUSIVE



INFORMATION

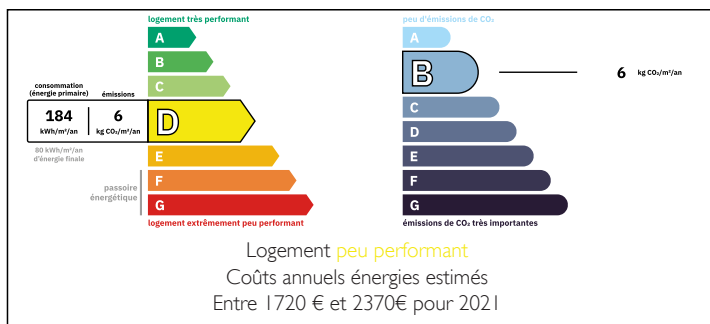
Town:	Angoulême
Department:	Charente
Bed:	3
Bath:	2
Floor:	125 m2
Plot Size:	800 m2

IN BRIEF

Tastefully renovated single-storey detached house with three bedrooms (one with en-suite shower room/wc), dressing room, bathroom, kitchen, lounge/dining room, utility room, garage and grounds.

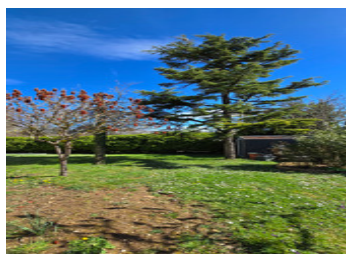


ENERGY - DPE



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

Charming detached house in a quiet area.

Once through the gate, a driveway leads to the property, which offers parking to the front of the house.

The entrance hall opens onto:

▣ a large bright LOUNGE/DINING ROOM(49m2) with bay windows.

▣ a fitted KITCHEN opening onto the living room (11m2)

From the kitchen, there is access to a UTILITY ROOM (7m2), with access to the outside.

A corridor gives access to:

▣ two BEDROOMS with fitted wardrobes (11.5m2 and 14.7m2)

▣ a PARENTAL SUITE (14m2) with shower room / wc (4m2)

▣ a DRESSING ROOM (8m2)

▣ a BATHROOM (5m2) with WC

A GARAGE adjoining the house is accessible from the outside.

The living room opens onto a pleasant terrace and a wooded garden.

Located in the commune of MORNAC with all its amenities, and only 7kms from ANGOULEME. Must see!

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

LOCAL TAXES

Taxe foncière: 1223 EUR

Taxe habitation: EUR

NOTES