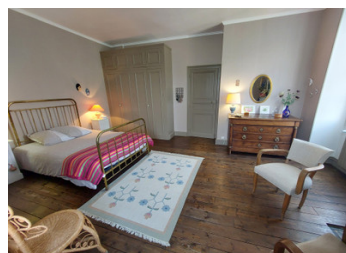


Beautiful family home with outbuilding, 6 bedrooms, pretty garden and amenities on foot, 15 kms from Angoulême



INFORMATION

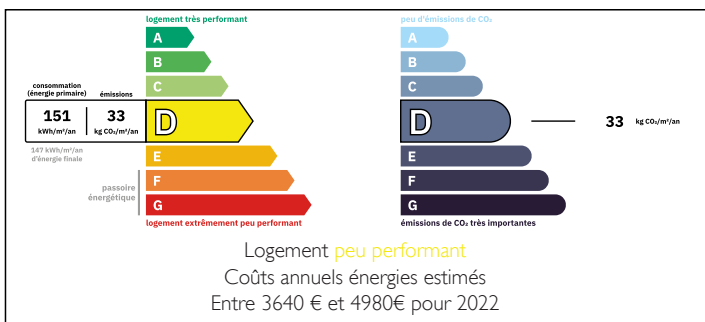
Town:	Angoulême
Department:	Charente
Bed:	5
Bath:	2
Floor:	280 m2
Plot Size:	665 m2



IN BRIEF

Charming family home (280m2) on the banks of the Charente, in Vars, 2 minutes from all amenities! This spacious house has numerous bedrooms, lounge, dining room, kitchen, bathrooms, workshop, large outbuilding, 2 pretty terraces and an enclosed garden.

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 house is located in a quiet village with all amenities just 15 km from Angoulême.

The front door opens onto a large HALL (12.5m2) leading to the ground floor rooms:

- A LIVING ROOM (28m2)
- A DINING ROOM (25m2)
- A fitted KITCHEN (11.5m2), and utility room (6m2)
- An office or bedroom: 13m2
- WC

The staircase from the entrance hall leads to a first floor with a large landing giving onto:

- BEDROOM 1 of 21m2
- BEDROOM 2 of 12m2
- BEDROOM 3 of 15m2
- BEDROOM 4 of 13m2
- BATHROOM with shower (4m2)
- A dressing room 9m2

Second floor:

- Very nice workshop 44m2
- Large Dormitory 40m2 with dressing room
- A Shower room with wc of 7m2

Outside

- Pretty garden of 500m2 landscaped as well with 2 terrace areas including one with bar.

A BARN (120m2 on the ground), with access to the street (currently: garage, workshops, cellar and 2 other rooms upstairs)

You're sure to fall in love!

Information about risks to which this property is exposed is available on the Géorisques website :

LOCAL TAXES

Taxe foncière:	1200 EUR
Taxe habitation:	EUR

NOTES