

TORSAC area, 10km from ANGOULEME, beautiful countryside property including 4 dwellings.



INFORMATION

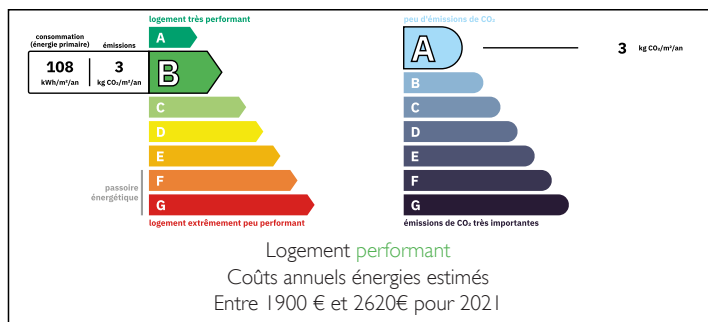
Town:	Angoulême
Department:	Charente
Bed:	7
Bath:	4
Floor:	400 m2
Plot Size:	2000 m2



IN BRIEF

Nice features for this fully renovated hamlet property comprising a main house, three apartments/gîtes, and a garden, located 10 km from Angoulême.

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

Located in the countryside, in a quiet area, this property consists of a set of four dwellings:

- Main dwelling of approximately 205 m², which includes:

- ENTRANCE 5m²
- LIVING ROOM/KITCHEN 105m²
- MASTER SUITE 37m²
- BEDROOM with balneotherapy shower, sauna, and wc 22m²
- ATTIC BEDROOM 24m² on the floor
- BOILER ROOM/LAUNDRY 10m²
- WC

Three adjoining apartments of approximately 50m² each complete this property, they are fully furnished and equipped and have an outdoor area. Each apartment consists of:

- LIVING ROOM/KITCHEN
- BEDROOM
- SHOWER ROOM/WC

Independent access for each dwelling.

Only 10km from ANGOULEME.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES