

Spacious single-storey house, 4 bedrooms, building plot located in Sers.

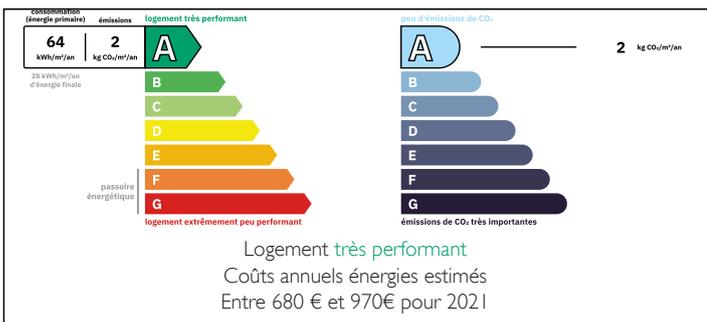


## INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	4
Bath:	2
Floor:	160 m <sup>2</sup>
Plot Size:	4002 m <sup>2</sup>



## ENERGY - DPE

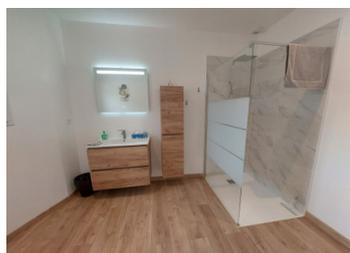


## IN BRIEF

Lovely location close to all amenities for this spacious single-storey house with BBC certification, 4 bedrooms including a master suite, 2 bathrooms, carport, large plot of almost 4000m<sup>2</sup> with planning permission, 16km from Angoulême.

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 charming house comprises :

- an entrance hall with cupboard leading to a large living room and fitted kitchen of around 60m<sup>2</sup>
- a cellar: 11m<sup>2</sup> opening onto the carport
- a 1st bedroom or study: 11 m<sup>2</sup>
- 2 bedrooms 11m<sup>2</sup> with cupboards.
- separate wc with washbasin
- a 10m<sup>2</sup> bathroom with Italian-style shower, double washbasin and whirlpool bath.
- a 23m<sup>2</sup> master suite with an 8m<sup>2</sup> shower room and wc
- a 60m<sup>2</sup> carport
- Approx. 4000m<sup>2</sup> of fully constructible land.

Magnificent terrace of around 180m<sup>2</sup>

Additional information: the house is BBC certified, solar water heater, heat pump (underfloor heating), central vacuum will be installed new for sale, kitchen SAGNE with granite worktop, electric shutters ...

Only 16 km from Angoulême.

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

## LOCAL TAXES

**Taxe foncière: 1691 EUR**

**Taxe habitation: EUR**

## NOTES