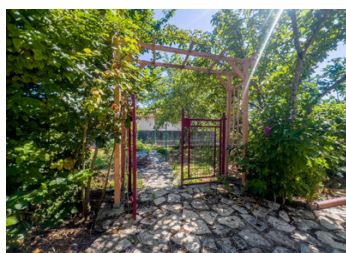


Detached house 130m , 3 bedrooms, 2 living areas and kitchens, enclosed grounds, all amenities walking distance



INFORMATION

Town:	Gond-Pontouvre
Department:	Charente
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	571 m2

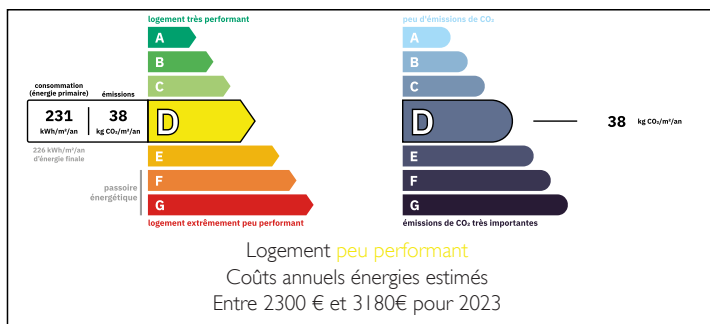


IN BRIEF

Pleasant 60's stone detached house on 2 levels, flat, wooded and enclosed grounds, close to all amenities (shops, schools) with bus stop nearby.

Bright living room, full basement, restoration will reveal the full potential of this lovely house.

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

The house comprises, on the first floor:

- Entrance hall
- Large, bright living room (24m²)
- Kitchen (8.6m²)
- Bathroom with Italian shower
- WC
- Bedroom 1 (10.5m²)
- Bedroom 2 (9.5m²)



The garden level, with 2 separate entrances (at the front and rear of the house) comprises:

- Living room in place of the former garage (27m²) with tubed stove
- Large kitchen area (20m²) with cupboards and staircase to first floor
- Shower room with WC
- Cellar/storeroom (4.7m²)

LOCAL TAXES

Taxe habitation: EUR

Note the presence of a workshop (16m²) with access to a large covered terrace with barbecue at the rear of the house, and a carport of 16m².

Fenced, wooded, flat 571m² plot

City gas heating

Mains drainage

Double glazing everywhere except 2 windows downstairs

Regular bus line with bus stops nearby

Schools and shops within walking distance

NOTES

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