

Property comprising two detached houses, garage, carport, enclosed grounds, 10mn Angoulême and train station



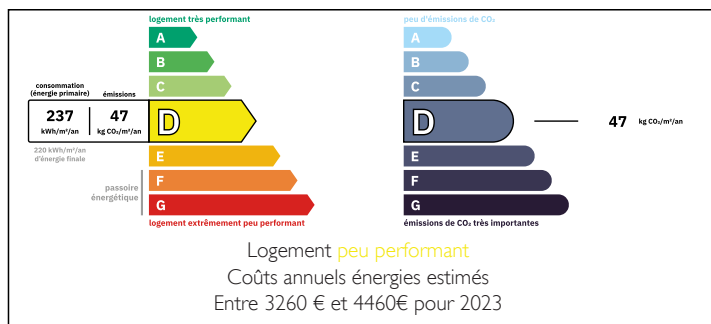
INFORMATION

Town:	Brie
Department:	Charente
Bed:	7
Bath:	2
Floor:	267 m2
Plot Size:	2363 m2

IN BRIEF

This property comprises two charming houses measuring 152 and 117 m², located in a charming village with shops nearby. It has a beautiful wooded plot of approximately 2,300 m² with fruit trees, suitable for a swimming pool.

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.



LOCAL TAXES

Taxe foncière: 3000 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This property comprises two detached houses, each with its own entrance, offering a range of possibilities: multi-generational living, main residence with guest house, independent living, rental investment, etc.

The first house is a 152m² farmhouse comprising:

- A 32m² living/dining room with high ceilings, an open fireplace and a 13.5m² mezzanine area connected to a 25m² convertible attic
- A 10.5m² fitted kitchen with a 7.5m² pantry and cellar below, and a service door giving access to the grounds
- 7.9m² bathroom with shower and bathtub
- 4 bedrooms ranging from 9 to 13m² (with cupboards) that can be converted into 2 or even 3 more spacious bedrooms
- A large 20m² office that could be used as a large bedroom
- 2 WCs

The second house, measuring 117m², is laid out as follows:

On the ground floor, there is a large 26m² summer kitchen, which could be converted into a small studio, opening onto a small garden at the front of the house, as well as a large 92m² garage.

Upstairs:

- A very bright 28m² living room opening onto a beautiful 23m² terrace with stunning views of the Charente countryside
- A 12m² kitchen/dining area
- A new 5.6m² shower room
- Two bedrooms of 11.6m² plus cupboard, and a third bedroom of 10.5m² plus cupboard

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