

Detached 3 bed, new build bungalow with garden surrounding the property. In easy reach of Angouleme and Mansle

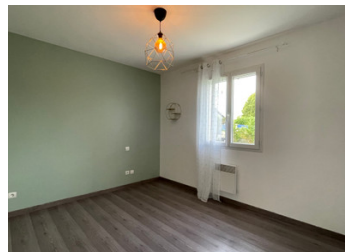


## INFORMATION

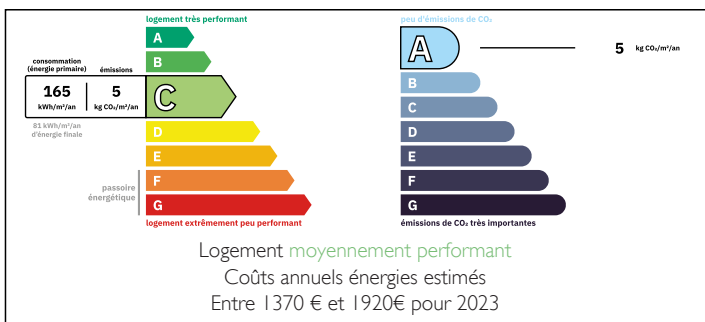
Town:	Aussac-Vadalle
Department:	Charente
Bed:	3
Bath:	1
Floor:	106 m2
Plot Size:	1532 m2

## IN BRIEF

A detached new build property, built in 2012 with three bedrooms a office and spacious, open-plan living area. Garden laid to lawn to all sides. Located in a village not far from Mansle and the city of Angouleme.



## 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

In more detail,

Large open-plan living area with dining, sitting and kitchen areas, 44m<sup>2</sup>, with tiled floor, pellet burner fire, French windows with electric roller shutter, opening to the garden. Kitchen store room, 5.87m<sup>2</sup>  
A hallway connects the living to the following rooms :

Office - 8.84 m<sup>2</sup>

Bedroom 1 - 12 m<sup>2</sup>

Bedroom 2 - 12 m<sup>2</sup>

Bedroom 3 - 10m<sup>2</sup>

Garage - 16m<sup>2</sup>

Garden to four sides with a large area for parking.  
The garden is fenced and has mature shrubs.

## LOCAL TAXES

**Taxe foncière: 977 EUR**

**Taxe habitation: EUR**

The property has been well cared for, it is heated by a pellet boiler fire and has individual electric heaters. It has a fosse which was installed in 2012.

Transport - The N10 motorway is the nearest road, airports are in Limoges, Poitiers, La Rochelle, Bordeaux and there is a private airport at 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>

## NOTES