

Large, bright family home with full basement, quiet location, large plot of land



INFORMATION

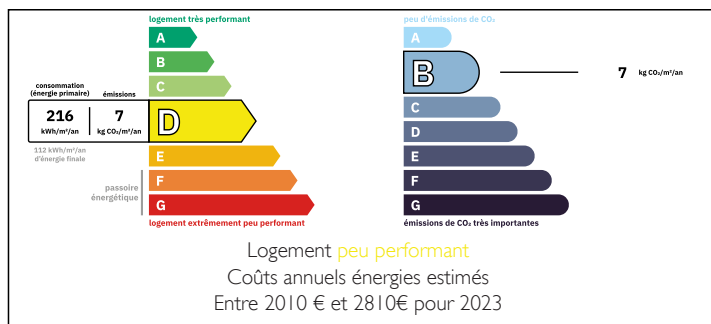
Town:	Saint-Genis-d'Hiersac
Department:	Charente
Bed:	4
Bath:	1
Floor:	133 m2
Plot Size:	1969 m2

IN BRIEF

Beautiful, bright property with 133m² of living space, 4 bedrooms, large living room with fireplace insert, partially converted basement, enclosed grounds with trees and garages.



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

This spacious family home boasts generous proportions and a full basement, doubling the living space and making it ideal for a large family or for creating two separate dwellings.

The house comprises:

- Large, bright 48m² living room with a recent fireplace insert
- 19m² fitted kitchen opening onto a terrace
- 4 bedrooms (14, 11, 12.5 and 12m²)
- Shower room (6.5m²) with shower
- WC with washbasin

A staircase leads down to the garden level, which comprises:

- 14m² kitchen area
- Large 82m² living room
- Bedroom area with shower and WC (37m²)
- Cellar area of 32m²

3 garages on the side of the house (20, 21, 16m²) and a workshop area of 43m²

Enclosed grounds of 1969m²

Recent condensing boiler

Quiet and bucolic environment 15 minutes from Angoulême and its high-speed train station

School bus stop in the immediate vicinity

Recent loft insulation

Double glazing

Refurbishment work to be planned

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