

Charming town house, fully renovated with garage, terrace, and garden.

EXCLUSIVE



INFORMATION

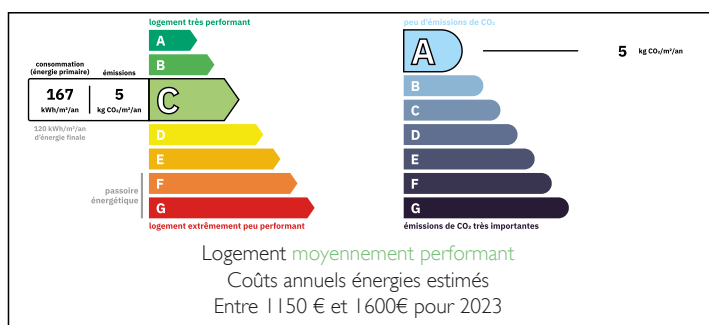
Town:	Touvre
Department:	Charente
Bed:	2
Bath:	2
Floor:	75 m2
Plot Size:	300 m2

IN BRIEF

Atypical, this lovely renovated house offers 2 bedrooms (including one with a bathroom), a living room with kitchen area, shower room / toilet. Terrace with views over the Touvre. Amenities within walking distance.

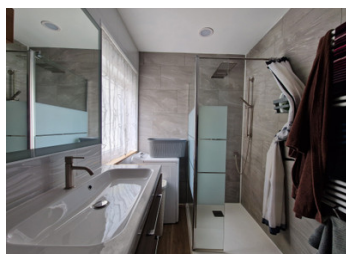
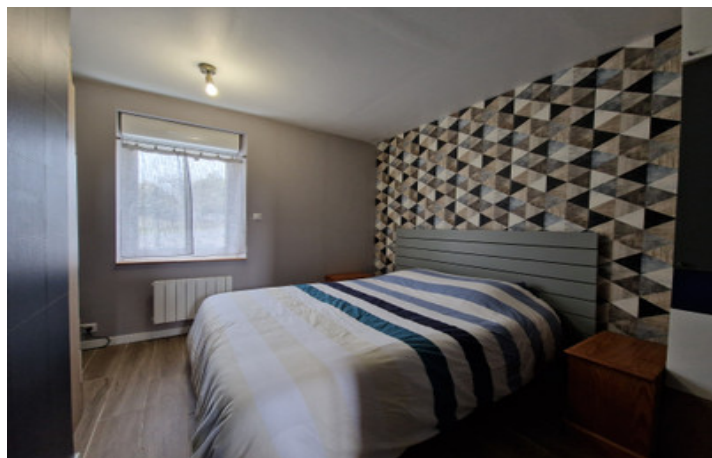


ENERGY - DPE



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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 includes, on the ground floor:

- Bright living area LIVING ROOM / KITCHEN: 39m²
- BEDROOM 1: 11m²
- SHOWER ROOM / wc 4,5m²

First floor:

- BEDROOM 2: 18m² (with bathroom /wc)

Cellar 11m²

The living room opens onto a pleasant terrace overlooking the garden.

An independent garage (14m²) with parking space completes the property.

The house is surrounded by a plot of approximately 300m².

A few minutes walk to the first amenities (bus, bakery, tobacconist, restaurant, grocery store...), ANGOULEME is 8 km away.

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

LOCAL TAXES

Taxe foncière: 700 EUR

NOTES