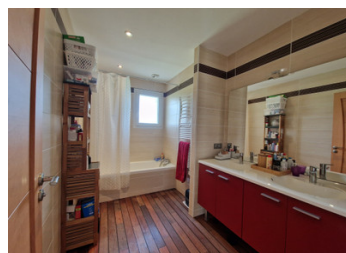


A spacious and bright family home, located in Puymoyen, 5 km from Angoulême town centre



INFORMATION

Town:	Puymoyen
Department:	Charente
Bed:	4
Bath:	3
Floor:	189 m ²
Plot Size:	1336 m ²

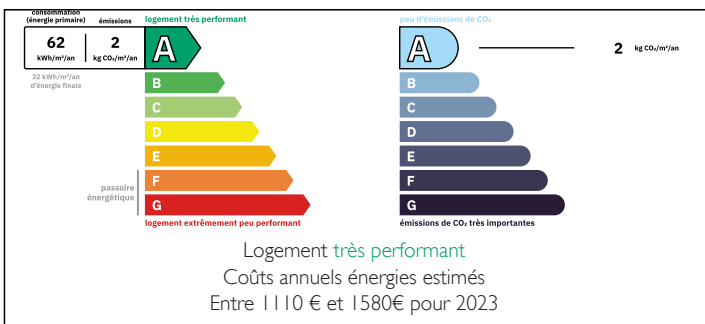


IN BRIEF

A beautiful family home of around 189 m² in Puymoyen.

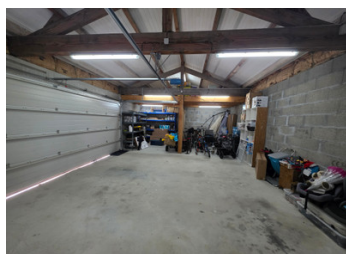
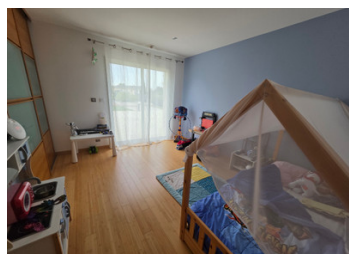
Don't miss out: this magnificent detached house with 4 bedrooms (3 bathrooms) veranda and a large garage is ideally situated, close to Angoulême and all amenities.

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

Magnificent family home of approximately 189 m²,

Its highlights:

Plenty of natural light in every room

A lovely veranda (21 m²) perfect for year-round enjoyment

Spacious double garage (56 m²)

Practical utility room (17 m²)

Entrance hall with cupboard: 13 m²,

Laundry room: 5 m²

Large, very bright living room: 46 m²

Fitted kitchen: 15 m²

Office space or games room open onto the kitchen: 14 m²

Bedroom area:

Ground floor:

2 bedrooms: 12.5 m² (with cupboard) and 19 m²

1 bedroom with shower room and cupboard: 17 m²

1 bathroom: 6.5 m²

First floor:

1 master suite with balcony terrace, walk-in wardrobe and shower room with WC: 22 m²

Comfort and amenities:

Ducted air conditioning

Heat pump with underfloor heating

Central vacuum system

Dual-flow mechanical ventilation

A perfect home for comfortable family living, combining space, modernity and a prime location.

Lovely landscaped garden with a large terrace.

Situated in a quiet area, yet close to Angoulême.

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

LOCAL TAXES

Taxe foncière: 2176 EUR

Taxe habitation: EUR

NOTES