

Pleasant village property with spacious basement and about 5000m land. 12km from ANGOULEME.



## INFORMATION

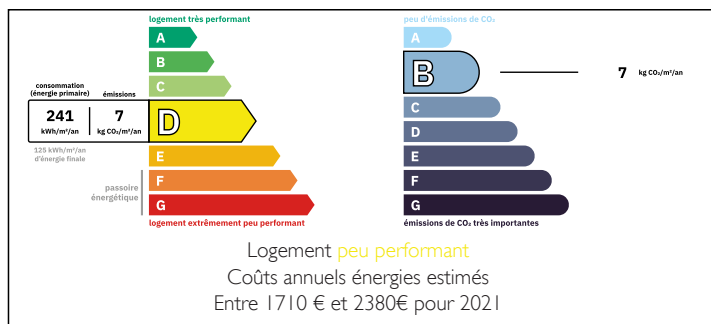
|             |          |
|-------------|----------|
| Town:       | Dirac    |
| Department: | Charente |
| Bed:        | 4        |
| Bath:       | 1        |
| Floor:      | 130 m2   |
| Plot Size:  | 5000 m2  |



## IN BRIEF

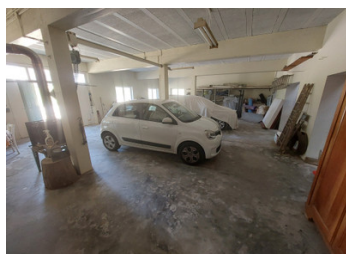
Nice bungalow with basement of approximately 130m2, with 4 bedrooms. Great potential with its 165m2 basement and 3.30m ceiling height! Land of approximately 5000m2 around. Located in the village of DIRAC, amenities and buses nearby.

## 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

The house consists of:

On the ground floor:

- An ENTRANCE HALL: 3.5m<sup>2</sup>
- Double living room of 46m<sup>2</sup> with INSERT
- Fitted and equipped KITCHEN of 13.5m<sup>2</sup>
- CORRIDOR serving the sleeping area
- BEDROOM 1 of 12m<sup>2</sup>
- ROOM 2 of 12m<sup>2</sup>
- ROOM 3 of 9m<sup>2</sup>
- BATHROOM of 5m<sup>2</sup>
- WC

Attic :

- BEDROOM 4 of 19m<sup>2</sup> on the floor
- Room to be fitted out of 20m<sup>2</sup> on floor

Covered terrace with summer kitchen of 21m<sup>2</sup>

BASEMENT of 165m<sup>2</sup>, with high ceiling height of 3.30m. Ideal for creating additional living space, or as a professional storage location or other...

detached GARAGE of 30m<sup>2</sup>

The property also offers a rainwater reserve of 50m<sup>3</sup>.

All around the house there is about 5000m<sup>2</sup> land, totally fenced with electric gate.

Heating: electric, heat pump and insert.  
Double glazing  
Septic tank

Ideal location in the village with services on walking distance (bus, restaurant, hairdresser, grocery store/bakery...).

10 minutes from the La Jaufertie shopping area and 12km from ANGOULEME for all additional amenities.

## LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

## NOTES