

Detached property with basement, large garden and swimming pool. Near to Aigre and Mansle



## INFORMATION

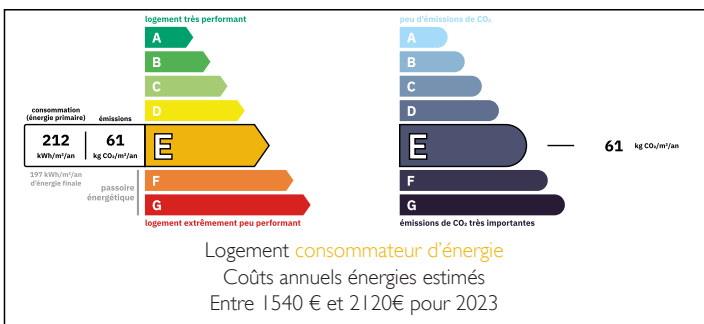
Town:	Fouqueure
Department:	Charente
Bed:	3
Bath:	2
Floor:	90 m <sup>2</sup>
Plot Size:	2075 m <sup>2</sup>



## IN BRIEF

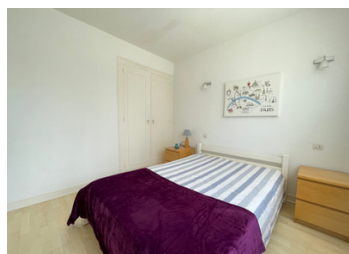
Property with three bedrooms with an enclosed garden and in ground pool of 10m x 5m. Conveniently situated between the pretty market towns of Aigre and Mansle and only 30 km from Angoulême. In the village is local bar and school within walking distance.

## 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.



## LOCAL TAXES

**Taxe foncière:** 1233 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

In greater detail the property comprises:

Ground floor. Sitting room with dining area, dual aspect windows, including a french window and polished wood flooring 30m<sup>2</sup>.

Kitchen. 10m<sup>2</sup>. Fitted with wall & base units. Tiled floor. Door to outside balcony terrace and to gardens. WC with wash hand basin. Shower room, bathroom.

Bedroom. 11,3m<sup>2</sup>. Laminate wood floor and built in wardrobes.

Bedroom. 10m<sup>2</sup>. Laminate wood floor, built in wardrobes, views to rear.

First Floor. Bedroom with ensuite WC. 23m<sup>2</sup>.

Lower ground floor basement (sous -sol). Large open area of approx 85m<sup>2</sup>, the area is used as a utility area with plumbing for washing machine, boiler area, storage and pool pump area.

Land. A driveway leads to the property with access into sous-sol. Mature gardens to front, side and rear with views.

Swimming Pool. 10m x 5m. With roman steps. Other information: Oil central heating. Fosse septique. Single glazed windows.

It's on the edge of the village, with a bar / depot de pain and primary school.

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