

House 93 m in allotment

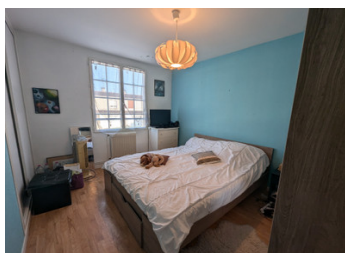


INFORMATION

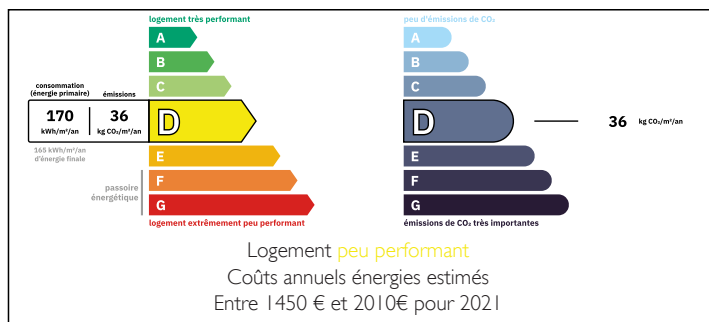
Town:	Gond-Pontouvre
Department:	Charente
Bed:	3
Bath:	1
Floor:	93 m2
Plot Size:	212 m2

IN BRIEF

1970s two-storey house with living room, kitchen, 3 bedrooms, bathroom, and 2 WCs. It also has an attached garage, cellar, and garden.

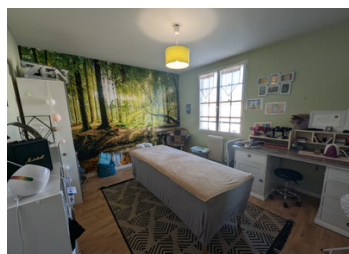


ENERGY - DPE



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

You enter this functional house through a small porch onto a 3 m² entrance hall opening onto a 24 m² living room with an open fireplace. The fitted kitchen adjoins the living room and opens onto a charming terrace with an awning and barbecue. On this level, you also have access to a 17 m² garage with an automatic gate and a toilet.

A staircase takes you to the 1st floor, where you'll find 3 bedrooms (11.6 m², 13.4 m², 12.2 m²), 2 of which have fitted closets, a large 8.6 m² bathroom, and a second toilet.

The house benefits from attractive aluminum double-glazed windows with PVC shutters. The attic is perfectly insulated, as are the garage and cellar.

Close to schools and amenities.

Don't hesitate to come and visit.

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

LOCAL TAXES

Taxe foncière: 1580 EUR

Taxe habitation: EUR

NOTES