

3-bedroom house, office, bright living area, garage, wooded grounds 15mn from Angoulême, close amenities

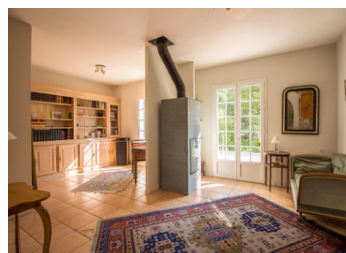


INFORMATION

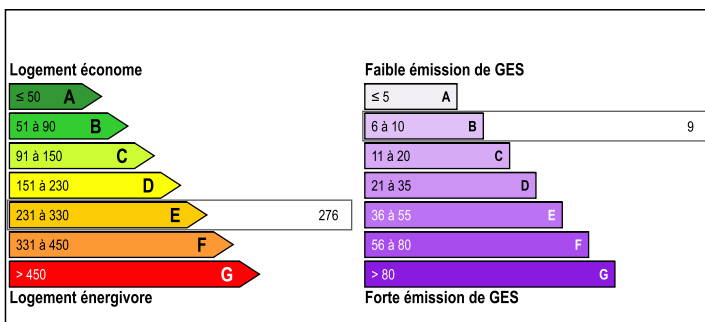
Town:	Mouthiers-sur-Boëme
Department:	Charente
Bed:	3
Bath:	2
Floor:	143 m2
Plot Size:	1713 m2

IN BRIEF

Large family home with 143m² of living space located in the lovely town of Mouthiers sur Boeme, including 3 bedrooms, one of which is on the ground floor, 2 study areas, a very bright living area, veranda, large terrace, large garage with cellar and plenty of storage space, all on a lovely 1700m² plot of land planted with trees.

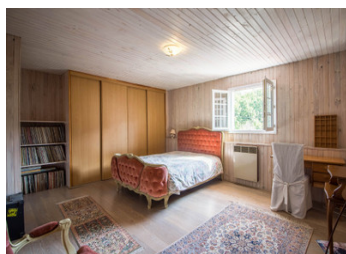
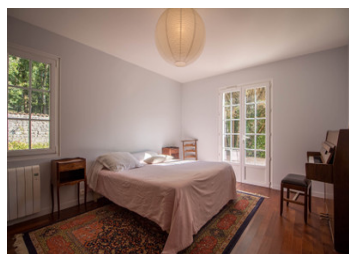


ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 2500 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This pretty house offers :

On the ground floor, from the entrance hall which opens onto a large east-facing terrace

- Large bedroom (16.5m²) with double aspect
- An open-plan space/study (14.2m²) with French windows, a custom-made bookcase and a staircase leading to the first floor
- Separate WC with washbasin
- Shower room (7.8m²) with Italian shower, heated towel rail and large storage cupboard
- Very large storage cupboard in the hallway
- A lovely, light-filled 23.5m² living room with study area and French doors giving direct access to the large 60m² terrace at the front of the house. There is also a recently installed wood-burning stove.
- Continuing from the living room, you go down 2 steps to discover a very cosy lounge area (12m²).
- Directly accessible from the living room is the fitted and equipped kitchen/diner (11m²), with plenty of storage space and a 10.50m² utility room, again with plenty of storage space, a water softener, the hot water tank and the central unit for the photovoltaic panels.
- Finally, a lovely, bright 18m² conservatory with velux window, accessible from the rear of the house and opening onto the kitchen.

First floor:

- A large 18.6m² bedroom with large storage...