

Beautiful property to renovate, situated in DIRAC, 10 minutes from ANGOULEME.



## INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	5
Bath:	2
Floor:	180 m <sup>2</sup>
Plot Size:	900 m <sup>2</sup>

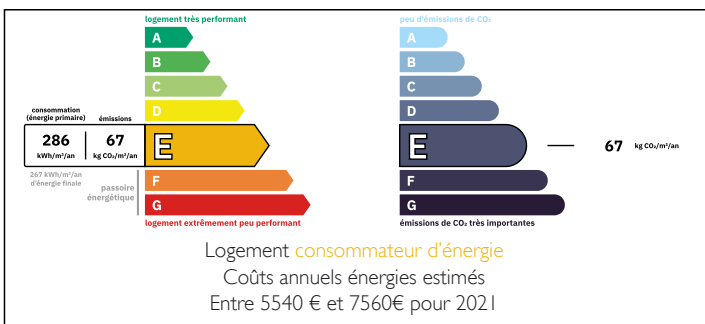


## IN BRIEF

Beautiful development potential for this real estate complex of nearly 180m<sup>2</sup> of living space and about 300m<sup>2</sup> of outbuildings, including two houses to renovate, and several barn outbuildings. 10km from ANGOULEME.

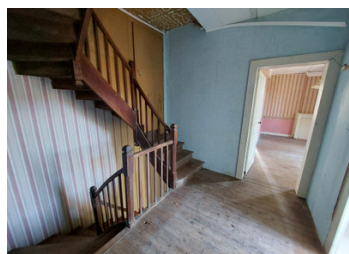


## ENERGY - DPE



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 first house (50m<sup>2</sup>) comprises:

On the ground floor:

- entrance to KITCHEN 12.5m<sup>2</sup>
- LIVING ROOM 11,5m<sup>2</sup>
- HALL with WC 6m<sup>2</sup>

Upstairs

- LANDING/SHOWER ROOM 6m<sup>2</sup>
- BEDROOM 11,5m<sup>2</sup>
- BEDROOM 12,5m<sup>2</sup>

Small terrace on the front of the house.

Adjoining on the back, is a second house of nearly 130m<sup>2</sup> to renovate on two levels, it consists of:

On the ground floor:

- ENTRANCE 15m<sup>2</sup>
- KITCHEN 26,5m<sup>2</sup>
- LIVING ROOM 26m<sup>2</sup>

Upstairs

- LANDING with SHOWER ROOM 10m<sup>2</sup>
- BEDROOM 1 of 26m<sup>2</sup>
- BEDROOM 2 of 14.5m<sup>2</sup> leading onto
- BEDROOM 3 of 12m<sup>2</sup>

Enclosed courtyard in the front of the house with access to the attached barn of 70m<sup>2</sup> perfect for garage use.

Possibility of connecting the two houses: there is already a door.

In front of the property, a set of buildings of nearly 280m<sup>2</sup> completes the set.

Located 12km from ANGOULEME and 5km from

## LOCAL TAXES

Taxe foncière: 2025 EUR

Taxe habitation: EUR

## NOTES