



Ref: A39143DGE16

Price: 276 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (263 000 EUR without fees)

Property comprising two detached houses, garage, carport, enclosed grounds, 10mn Angoulême and train station



INFORMATION

Town: Brie

Department: Charente

7 Bed:

2 Bath:

Floor: 267 m2 Plot Size: 2363 m²











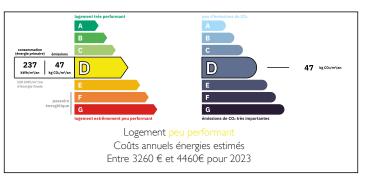




IN BRIEF

This property comprises two charming houses measuring 152 and 117 m², located in a charming village with shops nearby. It has a beautiful wooded plot of approximately 2,300 m² with fruit trees, suitable for a swimming pool.

FNFRGY - DPF



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.





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LOCAL TAXES

Taxe foncière: 3000 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This property comprises two detached houses, each with its own entrance, offering a range of possibilities: multi-generational living, main residence with guest house, independent living, rental investment, etc.

The first house is a 152m² farmhouse comprising:

- A 32m² living/dining room with high ceilings, an open fireplace and a 13.5m² mezzanine area connected to a 25m² convertible attic
- A 10.5m^2 fitted kitchen with a 7.5m^2 pantry and cellar below, and a service door giving access to the grounds
- 7.9m² bathroom with shower and bathtub
- 4 bedrooms ranging from 9 to 13m² (with cupboards) that can be converted into 2 or even 3 more spacious bedrooms
- A large $20m^2$ office that could be used as a large bedroom
- 2 WCs

The second house, measuring 117m², is laid out as follows:

On the ground floor, there is a large 26m² summer kitchen, which could be converted into a small studio, opening onto a small garden at the front of the house, as well as a large 92m² garage.

Upstairs:

- A very bright $28m^2$ living room opening onto a beautiful $23m^2$ terrace with stunning views of the Charente countryside
- A 12m² kitchen/dining area
- A new 5.6m² shower room
- Two bedrooms of $11.6m^2$ plus cupboard, and a third bedroom of $10.5m^2$ plus cupboard

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