

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



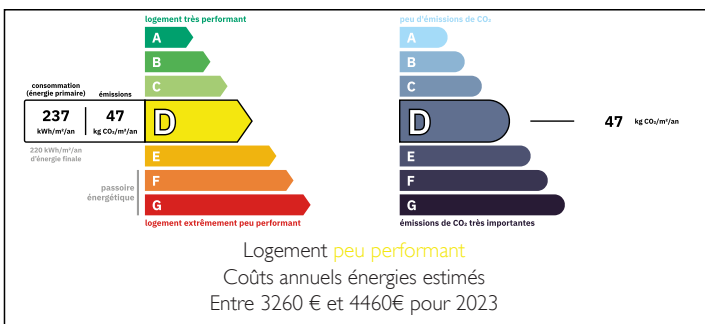
## INFORMATION

Town:	Brie
Department:	Charente
Bed:	7
Bath:	2
Floor:	267 m <sup>2</sup>
Plot Size:	2363 m <sup>2</sup>

## IN BRIEF

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

## 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

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 152m<sup>2</sup> farmhouse comprising:

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

The second house, measuring 117m<sup>2</sup>, is laid out as follows:

On the ground floor, there is a large 26m<sup>2</sup> 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 92m<sup>2</sup> garage.

Upstairs:

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

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## LOCAL TAXES

Taxe foncière: **3000 EUR**

Taxe habitation: **EUR**

## NOTES