

Townhouse 5 minutes from Angoulême train station.

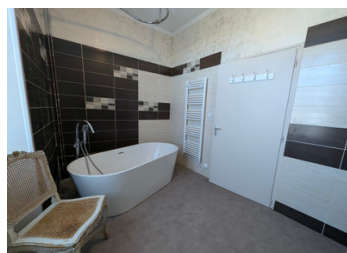


## INFORMATION

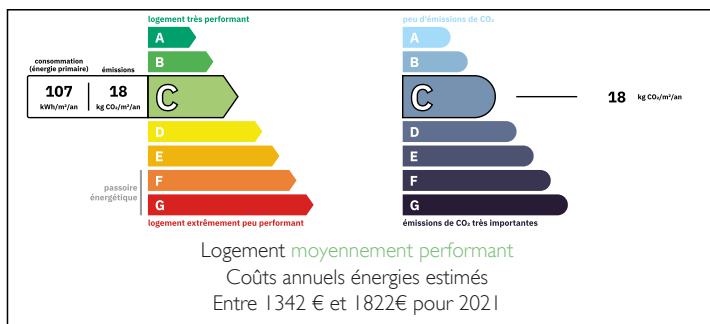
|             |                   |
|-------------|-------------------|
| Town:       | L'Isle-d'Espagnac |
| Department: | Charente          |
| Bed:        | 5                 |
| Bath:       | 2                 |
| Floor:      | 175 m2            |
| Plot Size:  | 186 m2            |

## IN BRIEF

This large 180 m<sup>2</sup> house, with its spacious living room, 5 bedrooms, and 2 bathrooms, is ideal for a family. It also boasts a charming, private exterior.



## 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

A beautiful entrance leads you to the large, fitted and equipped 15 m<sup>2</sup> kitchen, adjoining a beautiful 8 m<sup>2</sup> laundry room. From the kitchen, a small passageway leads you to the spacious 32 m<sup>2</sup> living room with two openings onto the small garden located at the back of the house. Not overlooked, you can enjoy lunch in complete privacy!

On the first floor are three beautiful bedrooms, each approximately 16 m<sup>2</sup>, and a large 7 m<sup>2</sup> bathroom with a central bathtub. On this level, the 3 m ceiling height gives a real sense of space.

On the second and top floor, you will discover two additional bedrooms with Velux windows, each approximately 15 m<sup>2</sup> on the ground (approximately 9 m<sup>2</sup> according to the Carrez Law), a beautiful 10.5 m<sup>2</sup> shower room (5.3 m<sup>2</sup> CL), and a 7.9 m<sup>2</sup> dressing room (3.2 m<sup>2</sup> CL).

Each level has its own toilet.

This house requires no renovations: it simply awaits your personal touch to make it your family haven. Everything is nearby: schools, shops, and the bakery is just a stone's throw away!

From an energy perspective, it is rated C and therefore benefits from good insulation.

A low-temperature gas boiler ensures the comfort of the house: underfloor heating on the ground floor for optimal comfort and radiators upstairs.

In short, it's just waiting for your visit!

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

## LOCAL TAXES

**Taxe foncière: 2800 EUR**

**Taxe habitation: EUR**

## NOTES