

Large Charentaise house in a village 15 minutes from Angoulême, walled grounds, swimming pool, outbuildings



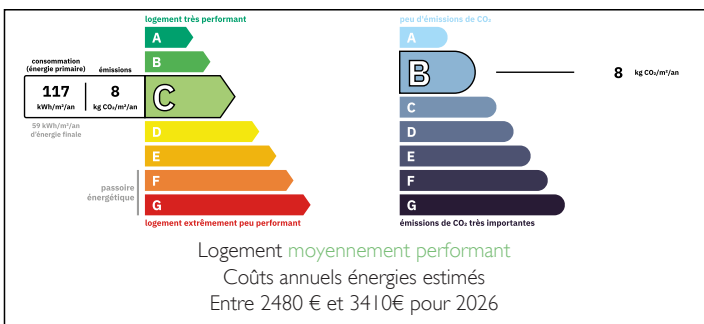
## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Hiersac             |
| Department: | Charente            |
| Bed:        | 4                   |
| Bath:       | 2                   |
| Floor:      | 257 m <sup>2</sup>  |
| Plot Size:  | 1367 m <sup>2</sup> |

## IN BRIEF

A Charentaise property with 257m<sup>2</sup> of living space, comprising 4 bedrooms and lovely, light-filled living areas, a beautiful enclosed garden with a covered swimming pool and outbuildings, with all shops and amenities within walking distance.

## 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 beautiful Charente-style property, which is very bright thanks to its south-facing aspect, comprises on the ground floor:

- Entrance hall (26m<sup>2</sup>) with a staircase leading to the upper floors
- Living room (29m<sup>2</sup>) with a beautiful fireplace
- Recently fitted kitchen (18.5m<sup>2</sup>)
- Dining room opening onto a large, very bright conservatory (48m<sup>2</sup>)
- Utility room
- Toilet

The grand wooden staircase in the entrance hall leads to the first floor, where you will find:

- Landing
- Bedroom 1 (19m<sup>2</sup>)
- Bedroom 2 (28m<sup>2</sup> + fitted wardrobes)
- Shower room with shower and WC

The second floor comprises:

- Landing area
- Bedroom 3 (22m<sup>2</sup> + fitted wardrobes)
- Bedroom 4 (18.5m<sup>2</sup>)
- Bathroom with bath, shower and WC
- Walk-in wardrobe (6m<sup>2</sup>)

The fully enclosed 1,367m<sup>2</sup> plot, with its recently resurfaced tarmac, features a beautiful 10x5m bromine swimming pool with a dome, an 84m<sup>2</sup> barn suitable for conversion and a 41m<sup>2</sup> covered garage area

Roof recently re-tiled

Heat pump heating

Mains drainage

Fibre broadband

25m<sup>3</sup> rainwater tank

Water softener

All shops and amenities in the immediate vicinity

15 mins to Angoulême high-speed rail station (Paris 1 hr 40 mns and Bordeaux 35 mns)

## LOCAL TAXES

Taxe foncière: 2558 EUR

## NOTES