

Large 5-bedroom townhouse with garage, garden, swimming pool, and multiple outbuildings.



## INFORMATION

|             |                   |
|-------------|-------------------|
| Town:       | L'Isle-d'Espagnac |
| Department: | Charente          |
| Bed:        | 5                 |
| Bath:       | 3                 |
| Floor:      | 181 m2            |
| Plot Size:  | 1417 m2           |



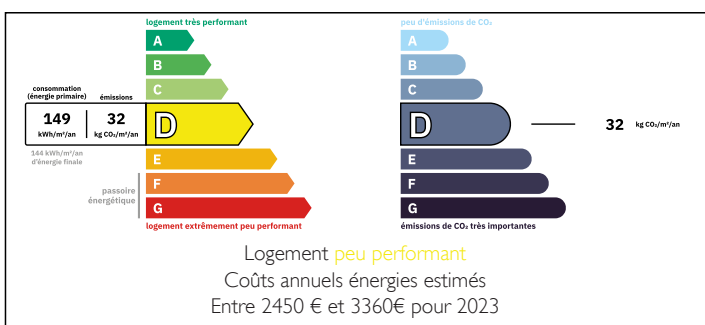
## IN BRIEF

You would like to live in the countryside but don't want to give up the comforts of the city? You are considering moving to town without sacrificing access to nature? This house is perfect for you!

At less than 4 minutes from Angoulême station, it is designed with a spacious area ideal for a family, it also features a wing of approximately 100 m<sup>2</sup> that could be renovated to create a second living space for shared housing, a professional practice, seasonal rentals, and more than 100 m<sup>2</sup> of additional outbuildings.

While the street-side entrance places you in the heart of the city with a garage, the garden side offers a large covered terrace, a stunning walled garden with mature trees, and a beautiful 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

Ground floor:

- Entrance: 5.2 m<sup>2</sup>
- Living room: 22 m<sup>2</sup>
- Dining room / library: 24.65 m<sup>2</sup>
- Kitchen: 15 m<sup>2</sup>
- Shower room with WC / laundry room: 5.3 m<sup>2</sup>

Upper floor:

- Bedroom 1: 12.75 m<sup>2</sup>
- Bathroom: 7.5 m<sup>2</sup>
- WC: 1.27 m<sup>2</sup>
- Shower room: 3 m<sup>2</sup>
- Bedroom 2: 10.4 m<sup>2</sup>
- Bedroom 3: 11.50 m<sup>2</sup>
- Bedroom 4: 11 m<sup>2</sup>
- Bedroom 5: 12.95 m<sup>2</sup>
- Bathroom: 9.7 m<sup>2</sup>
- WC: 1.4 m<sup>2</sup>

## LOCAL TAXES

**Taxe foncière: 2070 EUR**

Two-storey house to renovate: 107 m<sup>2</sup>

Garage (street access): 23.7 m<sup>2</sup>

Various outbuildings: 141 m<sup>2</sup>

This well-maintained home (regular roof inspections) benefits from a full sewer system and features a recent gas boiler (less than 5 years old).

Don't hesitate to come and 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>

## NOTES