

Spacious 5-bed family home close to Angoulême



INFORMATION

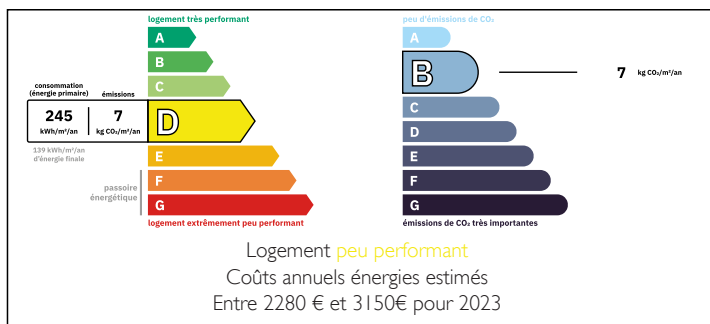
Town:	Saint-Yrieix-sur-Charente
Department:	Charente
Bed:	5
Bath:	2
Floor:	145 m ²
Plot Size:	557 m ²

IN BRIEF

A beautiful home with approximately 145 m² of living space, ideal for a large family, situated on a lot of just over 500 m². This lovely property is situated just 5-minutes from amenities in Saint-Yrieix and just 10 minutes from the centre of Angoulême.

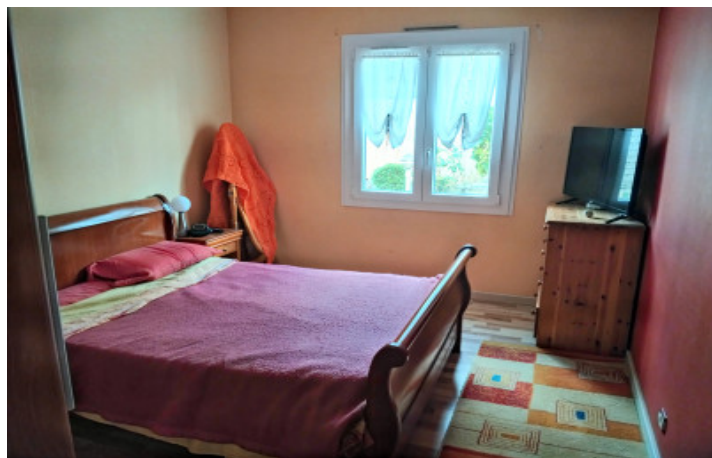
As soon as you enter the property, you'll be charmed by a pleasant, bright living area that opens onto a fully furnished and equipped open-plan kitchen, creating a welcoming and functional space for the whole family. A laundry room completes the ground floor for optimal everyday comfort. The sleeping area consists of four bedrooms on the same level, a bathroom, a shower room, and a separate half-bath. Upstairs, you'll find a spacious attic bedroom offering numerous possibilities: a master suite, a playroom, an office, or a relaxation area—whatever suits your needs. ...

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

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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