

Charentaise in heart of a village, 15 mn Angouleme, closed land, pool, outbuilding, 2 independent entrances.



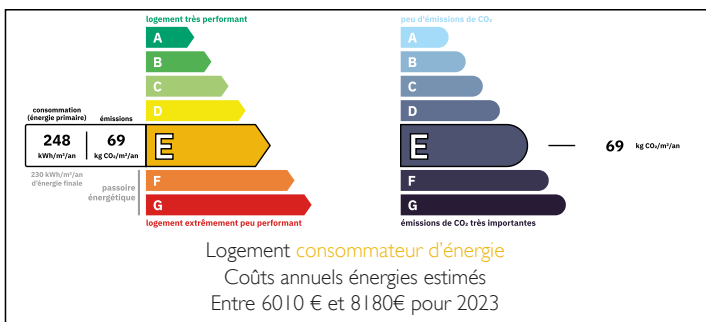
## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Vars     |
| Department: | Charente |
| Bed:        | 4        |
| Bath:       | 2        |
| Floor:      | 210 m2   |
| Plot Size:  | 936 m2   |

## IN BRIEF

Pretty town house of 210m<sup>2</sup>, plus attic to be converted, 4 bedrooms plus office, 2 living rooms, large cellar, very pretty enclosed garden with pool, with outbuilding and a second entrance at the back of the property. Very pleasant house in good condition, offering very nice volumes.

## ENERGY - DPE



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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 Charentaise consists of, on the ground floor:

- A main entrance hall (16m<sup>2</sup>) with access to the outside, a large staircase leading upstairs and WC (2m<sup>2</sup>) with washbasin, under the stairs
- A large living room (38m<sup>2</sup>) with through light, fireplace, 2 french windows overlooking the garden and pool
- A second living room (24m<sup>2</sup>) with a second entrance on the street side, small staircase leading upstairs
- Equipped kitchen (14m<sup>2</sup>) with french window overlooking the garden and pool
- Dining area (9m<sup>2</sup>) with french window overlooking the garden and pool, which can be attached to the kitchen or large living room

## LOCAL TAXES

**Taxe foncière: 2882 EUR**

The grand wooden staircase of the entrance hall serves the floor where we find:

- Landing surface (10m<sup>2</sup>)
- Bedroom 1 (12.4m<sup>2</sup>) overlooking the garden
- Bedroom 2 (13m<sup>2</sup>) with water point, very bright
- Office space (14,3m<sup>2</sup>)
- Bedroom 3 (13m<sup>2</sup>) overlooking the garden
- Bedroom 4 (13.3m<sup>2</sup>), overlooking the garden
- Bathroom (8.6m<sup>2</sup>) with bath, 1 basin, cupboard
- Large corridor with landing surface (15m<sup>2</sup>) with access bathroom (2m<sup>2</sup>) with shower and WC

## NOTES

Large basement of 106m<sup>2</sup> under the house composed of a space boiler room (55m<sup>2</sup>) and a cellar space (51m<sup>2</sup>), all in exposed stonework.

The land of 930m<sup>2</sup> entirely closed of wall includes a nice swimming pool (10x5m), an outbuilding of 73m<sup>2</sup> with a floor, a large shed of 41m<sup>2</sup>, and a second entrance on a tiny one direction street.  
Convertible attic (100m<sup>2</sup>)

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