

Investment opportunity. Modernised house in town centre. Kitchen / living room, 2 bedrooms & 2 shower rooms



INFORMATION

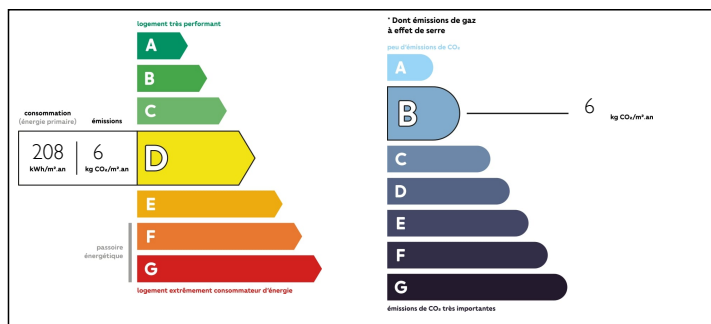
Town:	Coteaux-du-Blanzacais
Department:	Charente
Bed:	2
Bath:	2
Floor:	75 m2
Plot Size:	0 m2

IN BRIEF

Nice 2-bedroomed house close to the town centre, offering a good investment opportunity. The accommodation comprises large open plan living room / dining room / kitchen, plus a shower room with WC on the ground floor. Upstairs are 2 good-sized bedrooms and a further shower room. A second flight of stairs leads to the attic, with lots of storage space. Newly installed reversible heat pump, for heating and air-conditioning.

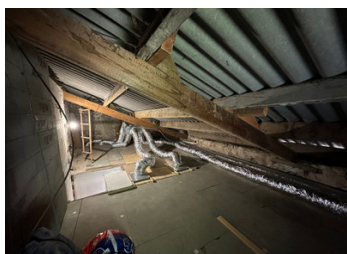


ENERGY - DPE



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 comfortable house with a modern interior, well positioned close to shops and services in Blanzac Porcheresse. Well maintained with new windows and insulation in 2010, new roof in 2016 and a new heat pump fitted this year. Easy to rent. Ideal investment property.

The front door leads into the open plan ground floor living space with entrance area and stairs opposite. Under stairs cupboard with plumbing for washing machine.

To the right of the entrance is the LIVING / DINING ROOM (15m²), and to the left is the KITCHEN (15m²) with fitted units and double stainless steel sink.

Newly fitted SHOWER ROOM with WC.

Stairs lead to the first floor with large bright landing: BEDROOM 1 (17m²) window to front. BEDROOM 2 (12m²) window to front. SHOWER ROOM (4m²) with washbasin, heated towel rail and shower cubicle.

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

LOCAL TAXES

Taxe foncière: 900 EUR

NOTES