

3-bedroom detached house, large garage, enclosed garden with trees, quiet hamlet 15mins from Angouleme center

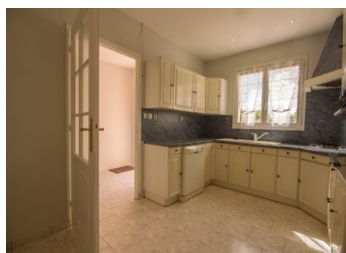


INFORMATION

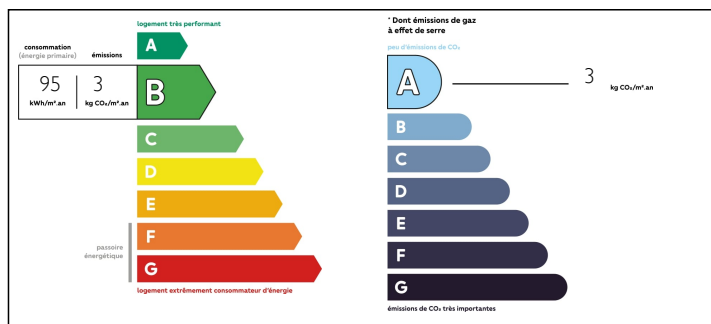
Town:	Mouthiers-sur-Boëme
Department:	Charente
Bed:	3
Bath:	1
Floor:	116 m2
Plot Size:	1226 m2

IN BRIEF

Very pleasant detached house with 116m² of living space, situated in a cul-de-sac, with a lovely, large, bright living room, 3 bedrooms, plenty of storage space, large garage, underfloor heating with heat pump, all on a lovely wooded plot in a small hamlet in the commune of Mouthiers, very close to Angoulême.



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.



LOCAL TAXES

Taxe foncière: 1495 EUR

NOTES

DESCRIPTION

This attractive single-storey house built in 2000 offers 116m² of living space and comprises:

- Entrance hall (6m²)
- Fitted and equipped dining kitchen (12m²) communicating with the garage
- Large, bright living room (46.5m²) with double aspect
- Bedroom 1 (12m²) with large storage cupboard
- Bedroom 2 (10m²) + storage cupboard
- Bedroom 3 (9m²) + storage cupboard, currently used as an office, which could easily be increased to 11m² by reclaiming a cupboard space in the corridor next door.
- Bedroom corridor with large cupboard
- Shower room (6.4m²) + cupboard
- WC with washbasin
- Large garage (51m²) with laundry area, numerous cupboards, mezzanine storage space, double-glazed windows and a service door opening onto the rear garden

Fully enclosed grounds with numerous fruit trees and truffle oaks

At the rear of the house, at the end of a very clean asphalt driveway, a 19m² garage with sectional door, and a 10m² in-ground cellar underneath.

Underfloor heating with recent heat pump (2021)
Double-glazed windows
Pulsed wadding attic insulation carried out in 2019
Internet fiber
Pool free land
School bus stop 50 m from the entrance to the cul-de-sac, route 132 to Angoulême
Any noise pollution
Angoulême town centre and train station 15 minutes away (Bordeaux 40 minutes and Paris 1h40 minutes)

Information about risks to which this property is