

Beautifully presented five bedroomed house with fully enclosed private garden with terraces and pool



INFORMATION

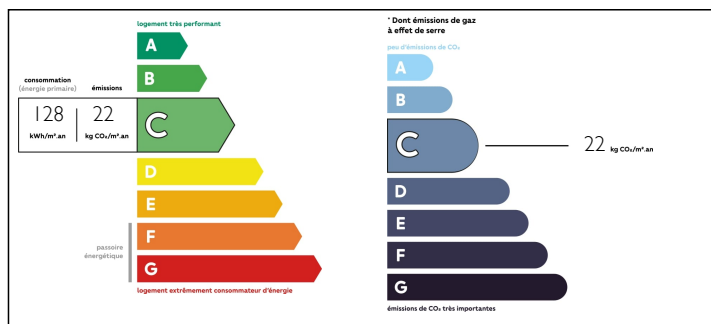
Town:	Sers
Department:	Charente
Bed:	5
Bath:	3
Floor:	175 m2
Plot Size:	3249 m2

IN BRIEF

Magnificent single-storey house with five bedrooms, swimming pool and garden. Amenities (school, shops, bus, etc.) in Sers, 3 km. Angoulême at 18km.



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: 1868 EUR

NOTES

DESCRIPTION

This pretty renovated house consists of:

- ENTRANCE 9m²
- LIVING ROOM 54m²
- FURNISHED AND EQUIPPED KITCHEN 20m²
- BEDROOM 1 with shower room 12m²+6m²
- BEDROOM 2 with cupboard 11m²
- BEDROOM 3 14m²
- BEDROOM 4 17m²
- PARENTAL SUITE (with shower room and dressing room) 18m²+ 8.5m²+ 4m²
- BATHROOM 11m²
- WC

Beautiful covered terrace with barbecue area.

BASEMENT : GARAGE 37m²

BARN / WORKSHOP 60m²

CARPORT

4 x 8m salt swimming pool with terrace and pergola

Nice land of more than 3000m² around the house, completely enclosed.

Assured crush !

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