

Charming village house. 3 bedrooms. Large courtyard. Garage. Cellar. Amenities on foot. Near Mansle and RN10.



## INFORMATION

Town:	ST ANGEAU
Department:	Charente
Bed:	3
Bath:	1
Floor:	113 m <sup>2</sup>
Plot Size:	280 m <sup>2</sup>



## IN BRIEF

Ideally located in a pretty Charente village, this 113 m<sup>2</sup> town house still has great potential for outdoor development with its large courtyard. Its 3 bedrooms and study, its tadelak walls and its proximity to shops, bus routes, pharmacy, health centre and schools make it a charming and ideal pied à terre in the Charente.

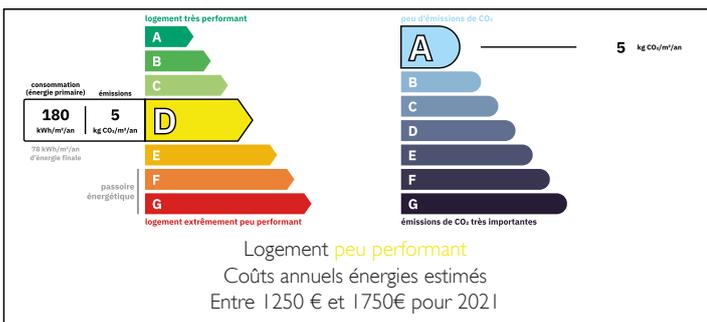
The house has other major assets: a completely new roof, new double-glazed wooden windows and a new heat pump. The adjoining, communicating barn/garage offers plenty of space for DIY, storage and tidying up.

An ideal house for a young couple, a first investment or a comfortable retirement.

Just 9 km from Mansle, 15 km from La Rochefoucauld and 30 km from Angoulême (via the N10, 10 km away).

Mains drainage.

## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

This house in details :

### GROUND FLOOR :

- An entrance hall with a corridor that serves:
- A fitted kitchen with oven and hob (14 m<sup>2</sup>)
- A living/dining room of more than 20 m<sup>2</sup> with parquet flooring (plus storage space)
- A bathroom (6 m<sup>2</sup>) with VMC, bathtub, vanity unit, built-in cupboard with a new water heater
- A toilet

### FIRST FLOOR :

The entire floor has old parquet flooring

A corridor serves:

- 3 bedrooms of 12,50 m<sup>2</sup> each
- A dressing room (1,15 m<sup>2</sup>)
- An office / living room of 12,74 m<sup>2</sup>

### OUTDOOR :

- Courtyard (112 m<sup>2</sup>)
- Cellar (3 m<sup>2</sup>)
- Garage (60 m<sup>2</sup>) with access from outside and inside the house, including boiler room with heat pump

### LOCATION :

- 9 km from Mansle and 15 km from La Rochefoucauld
- 30 km from Angoulême via the N10 road

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