

Beautiful stone house completely renovated, with garden. 20min from ANGOULEME.

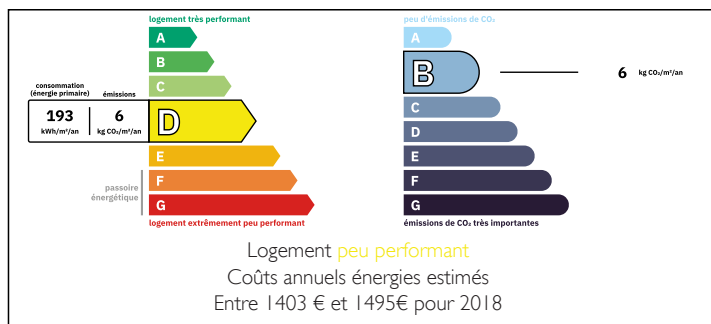


INFORMATION

Town:	Vouzan
Department:	Charente
Bed:	3
Bath:	2
Floor:	140 m2
Plot Size:	600 m2



ENERGY - DPE



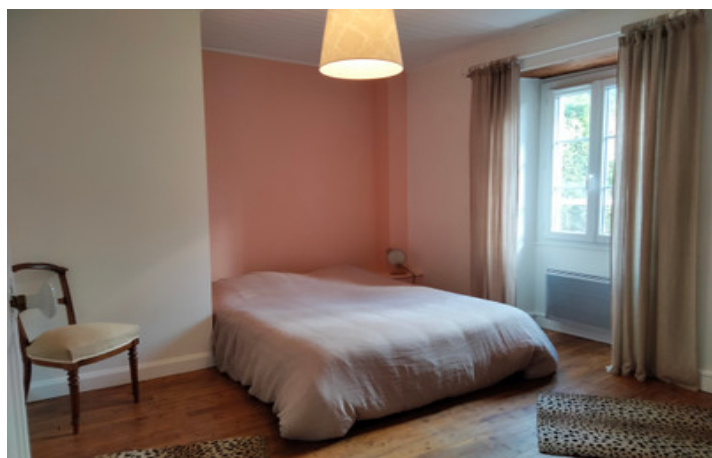
IN BRIEF

This charming renovated house, located in a quiet area at the end of a hamlet, is made up, on the ground floor, of a spacious entrance hall, a bright living room, kitchen, bathroom and toilet. Upstairs: 3 bedrooms, shower room and office space. Attic: about 60m2 suitable for any additional space if needed.

In the town of VOUZAN for the first amenities. Angouleme at 20km.

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

The house comprises, on the ground floor:

- An ENTRANCE HALL of 18m²
- A KITCHEN of 10m²
- A LIVING ROOM of 30m²
- A bathroom of 7m²
- A toilet

Upstairs :

- OFFICE space 8m²
- BEDROOM 1 of 14m²
- BEDROOM 2 of 14m²
- BEDROOM 3 of 30m²
- Bathroom with WC of 5m²

On the back of the house, the living room opens onto a pleasant terrace, and the garden of almost 600m², with trees, and not overlooked. To the side is also a charming covered terrace.

Access to the garden and the driveway by a gate, for parking on the property.

Located in a hamlet near the village of VOUZAN, with its amenities within walking distance (school, bar/restaurant, medical center, hairdresser, etc.), this house will be perfect for a quiet family life or holidays. To visit without delay!

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

LOCAL TAXES

Taxe foncière: 1100 EUR

NOTES