

Charming house to renovate with large garage and garden in the market town of Blanzac.



## INFORMATION

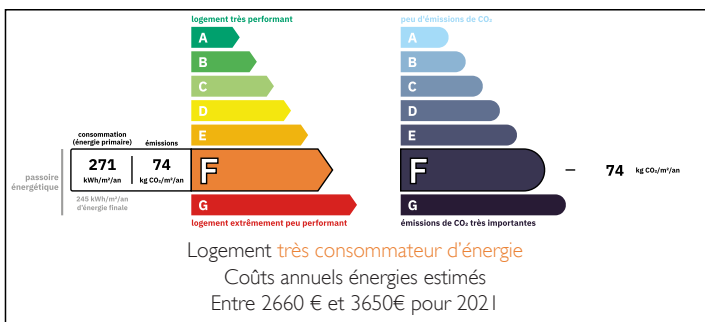
|             |                       |
|-------------|-----------------------|
| Town:       | Coteaux-du-Blanzacais |
| Department: | Charente              |
| Bed:        | 3                     |
| Bath:       | 1                     |
| Floor:      | 130 m2                |
| Plot Size:  | 1351 m2               |

## IN BRIEF

Beautiful location and close to amenities for this 3-bedroom family home of almost 130m2, with an old vaulted cellar. It also boasts a pretty garden of almost 1,300 m² and a spacious 75 m² garage.



## 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

In the market town of Blanzac, this bright property of almost 130m<sup>2</sup> offers:

Ground floor :

ENTRANCE 2.5m<sup>2</sup>

WC

22m<sup>2</sup> KITCHEN

LIVING ROOM 30m<sup>2</sup>

First floor :

LIVING ROOM :5m<sup>2</sup>

BEDROOM 1: 17m

BEDROOM 2 : 12.5m

BEDROOM 3 : 18m<sup>2</sup>

BATHROOM WITH WC 7m<sup>2</sup>

ATTACHED BOILING WORKSHOP: 21m<sup>2</sup>

Arched CELLAR: 40m<sup>2</sup>

Pretty enclosed garden with trees and a large detached garage (approx. 75m<sup>2</sup>) with high ceilings.

All amenities within walking distance (schools, shops, bus...).

Oil-fired central heating. Mains drainage.

ANGOULEME 27 kms, MONTMOREAU 13 kms,  
BARBEZIEUX 17 kms

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

## LOCAL TAXES

Taxe foncière: 1047 EUR

Taxe habitation: EUR

## NOTES