

Charming stone house with outbuildings and land. BOUEX sector. 15 minutes from ANGOULEME.



INFORMATION

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|-------------|----------|
| Town: | Bouëx |
| Department: | Charente |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 135 m2 |
| Plot Size: | 2000 m2 |

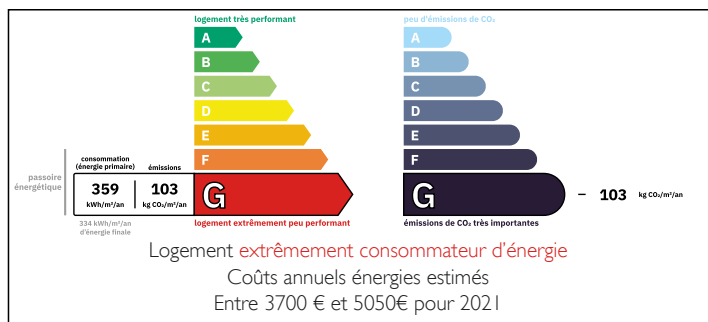
IN BRIEF

This charming stone house located in a quiet hamlet consists, on the ground floor, of an entrance, a living room, a kitchen, a bathroom and a toilet. Upstairs: 3 bedrooms, toilet. Outbuildings: Adjoining barn of almost 100m² which can be converted for any additional space if necessary and open barn of 130m². Adjoining and non-adjointing land for a total of almost 2200m².

In the town of BOUEX for the first amenities. Angoulême 15km.

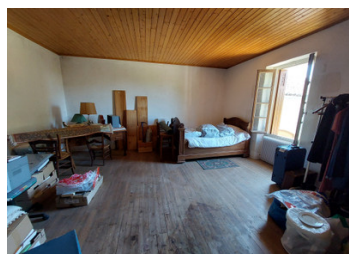


ENERGY - DPE



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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.



DESCRIPTION

The house includes, on the ground floor:

- An ENTRANCE of 9m²
- A 24m² KITCHEN
- A 24m² LIVING ROOM
- An 8m² bathroom to be finished
- A toilet

Upstairs :

- Landing with WC 8m²
- BEDROOM 1 of 11.5m²
- BEDROOM 2 of 12.5m²
- BEDROOM 3 of 24m²

Adjoining the house, you will find a barn of almost 100m² still offering many possibilities for additional development.

There is also a spacious hangar of almost 130m² and other small outbuildings.

The buildings overlook enclosed grounds of nearly 600m². another non-adjoining plot of land of more than 1600m² is located just opposite the property.

Located in a hamlet near the town of BOUEX, and 15km from ANGOULEME. Bus stop in front of the house!

LOCAL TAXES

Taxe habitation: EUR

NOTES

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