

Pleasant 2-bedroom house with exceptional views, ideal for a cosy holiday home, easy to lock up and leave!

EXCLUSIVE



INFORMATION

Town:	Rougnac
Department:	Charente
Bed:	2
Bath:	1
Floor:	70 m2
Plot Size:	2345 m2

IN BRIEF

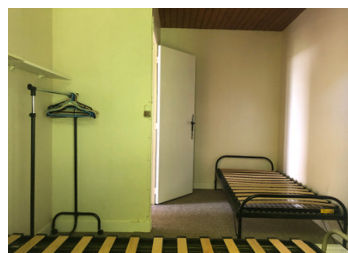
Come and discover this pleasant house with a bright living room, separate kitchen, 2 bedrooms, bathroom, storeroom and garage. You will love the exceptional views over the surrounding countryside.

Ideal for a holiday home, this house offers numerous possibilities for extension and conversion. Located on the outskirts of the village with a bar/restaurant, it is just 10 minutes from the shops and schools of Villebois-Lavalette and less than 30 minutes from Angoulême's TGV train station.

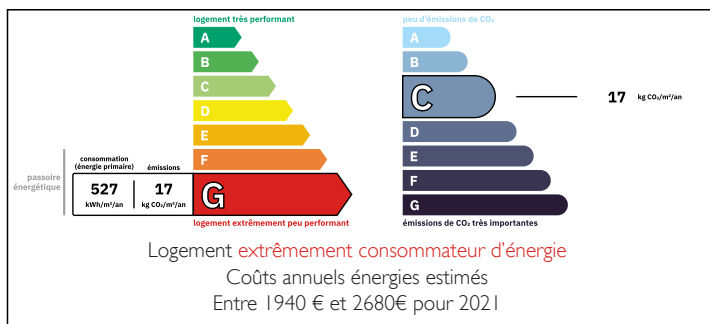
Three airports less than 1 hour away (Limoges, Bordeaux and Bergerac).

Only 2 hours from the coast and ideally situated for a weekend/holiday in the Pyrenees or Spain.

The property includes a garage, which could be converted into a 3rd bedroom or separate room, as well as two plots of land.



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

Less than 10 minutes from Villebois-Lavalette and close to Angoulême high-speed train station, this charming house in the village of Rougnac offers an ideal living environment.

It comprises a very bright 30 m² living room and a separate kitchen. The hallway leads to 2 bedrooms, a bathroom, a separate toilet and a storeroom. Possibility to create a third bedroom.

This pleasant house is nestled on two plots (one of which has a spring), offering uninterrupted views over the countryside. Its quiet, peaceful setting makes it ideal for a first-time buyer or second home.

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

LOCAL TAXES

Taxe foncière: 552 EUR

Taxe habitation: EUR

NOTES