

Pleasant modern low-energy house with 3 bedrooms and an office, garden, quiet location



## INFORMATION

Town:	Dignac
Department:	Charente
Bed:	4
Bath:	2
Floor:	125 m2
Plot Size:	963 m2



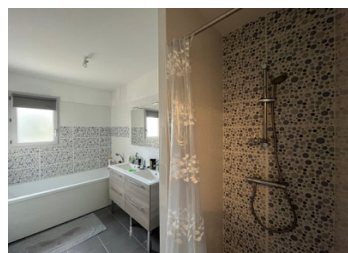
## IN BRIEF

Ideally located just 10 minutes from Angoulême (TGV station serving Paris within 2 hours and Bordeaux in 30 minutes), this modern single-storey house offers comfort, savings and peace and quiet.



Ideal location:

- Quiet setting on the outskirts of the village of Dignac, with shops and school within walking distance.
- Soyaux shopping centre 10 minutes away, Girac hospital 15 minutes away.



Bright, functional interior:

- Large living room with bay windows overlooking terrace and garden
- 3 bedrooms, including a master suite + study (4th bedroom possible)
- Attached garage with utility room

## ENERGY - DPE

Logement économe		Faible émission de GES	
≤ 50	A	≤ 5	A
51 à 90	B	6 à 10	B
91 à 150	C	11 à 20	C
151 à 230	D	21 à 35	D
231 à 330	E	36 à 55	E
331 à 450	F	56 à 80	F
> 450	G	> 80	G
Logement énergivore		Forte émission de GES	

Low-energy house :

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.

Do not hesitate to contact us for...

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## LOCAL TAXES

**Taxe foncière:** 1300 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

This recently built house, completed in 2018, is ideally located on the outskirts of the village of Dignac. Shops and school are within easy walking distance, and there is a school bus stop nearby. Angoulême town centre, with its TGV train station and hospital, is less than 20 minutes away.

Entirely on one level, it offers :

- A large, bright living room of around 50 m<sup>2</sup>, including an open-plan fitted kitchen, with bay windows opening onto the terrace and garden.
- A sleeping area comprising three bedrooms of around 12 m<sup>2</sup> each, with built-in wardrobes, including a master suite with shower room and dressing room.
- A bathroom with bath and shower.
- A 10 m<sup>2</sup> study that could be used as a fourth bedroom.
- A utility/laundry room.

An attached garage of approx. 20 m<sup>2</sup> completes the property.

Perfectly maintained, this house requires no work. It offers modern comforts and low energy consumption, making it ideal for a peaceful, practical life at the foot of Angoulême.

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