

Village house with garden in La Rochebeaucourt, close to shops and schools - Several conversion options



INFORMATION

Town:	La Rochebeaucourt-et-Argentine
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	1197 m2



IN BRIEF

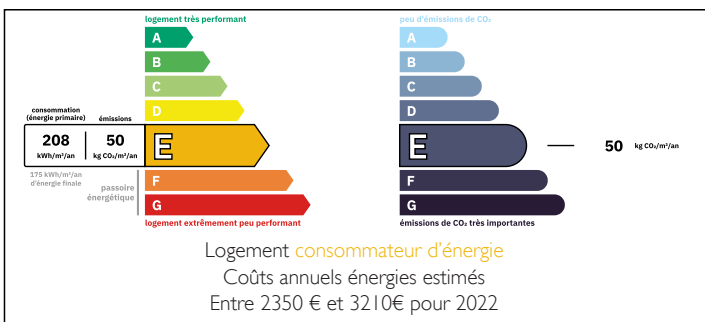
In the village of La Rochebeaucourt, this house is ideally located within walking distance of restaurants, a bakery, a grocery shop and a school bus. Shops and schools are less than 10 minutes away, and Angoulême (TGV train station) is 25 minutes away.

On the ground floor, the house offers a spacious living room of over 30 m², a toilet and a storeroom. Upstairs, a large landing leads to two bedrooms, a bathroom with toilet and an office/dressing area.

There are a number of possibilities for conversion, including the creation of a third bedroom or a professional space (ideal for the self-employed).

All set in a large, fully enclosed garden offering plenty of outdoor space. Needs some work, but has great potential.

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

Ideally situated in the village of La Rochebeaucourt, this two-storey house comprises :

Ground floor:

- an entrance hall
- a 30 m² living room with kitchen
- a separate toilet

The living room can easily be enlarged by breaking down the corridor partition, thus gaining a further 10 m².

Upstairs, there are several possible layouts:

- a large 12 m² landing
- two spacious bedrooms of around 15 m² each
- a 5 m² study/dressing room (the partition can be broken down and a third bedroom could easily be created)
- bathroom with bath, washbasin and WC

Access to the garden is from the landing.

The large plot of almost 1,200 m² overlooks the rear of the house.

The shops and schools of Mareuil and Villebois-Lavalette are less than 10 minutes away by car.

The TGV train station and Angoulême hospital are within easy reach in around 20 minutes.

Several villages and tourist attractions (Charente & Dordogne).

This house needs some work to bring it up to date, but it is a superb project for DIY enthusiasts.

- Connected to mains drainage
- Double glazing and PVC shutters
- Oil-fired central heating

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

LOCAL TAXES

Taxe foncière: **438 EUR**

NOTES