



Ref: A36120SCN24 Price: 125 350 EUR

agency fees included: 9 % TTC to be paid by the buyer (115 000 EUR without fees)

#### Charming village house with garden, outbuildings and double garage, close to amenities, 30 mins from Angouleme



# INFORMATION

Town:

Rochebeaucourt-et-Argentin Dordogne Department:

Bed: 3

Bath:

Floor: 100 m<sup>2</sup> Plot Size: 1919 m<sup>2</sup>













## IN BRIEF

In the heart of the village of La Rochebeaucourt, with its bakery, grocery shop, bar, restaurants and school bus, this charming house offers a pleasant living environment less than 10 minutes from Mareuil and Villebois-Lavalette, with their shops and schools. Angoulême and its TGV train station can be reached in 30 minutes.

The house features kitchen/diner. storeroom/back kitchen and a bright living room with large windows.

Upstairs, a landing leads to three large bedrooms, a bathroom and a separate toilet.

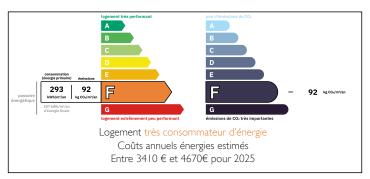
There is also a conservatory opening onto a 100 m<sup>2</sup> enclosed garden, perfect for relaxing.

Opposite the house, a large plot of 1600 m<sup>2</sup> includes a double garage and a second garden, offering numerous possibilities for conversion. Ideal for a primary or secondary residence.

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.

**FNFRGY - DPF** 





#### www.frenchestateagents.com

Ref: A36120SCN24 Price: 125 350 EUR

agency fees included: 9 % TTC to be paid by the buyer (115 000 EUR without fees)







# LOCAL TAXES

Taxe habitation: EUR

## **NOTES**

#### DESCRIPTION

In the village of La Rochebeaucourt, this two-storey house offers:

#### Ground floor:

- A 30 m<sup>2</sup> living room
- A 12 m² fitted kitchen with a pantry

Upstairs, the landing leads to:

- Two  $10~\text{m}^2$  bedrooms opening onto the conservatory
- A 9 m² bedroom
- A bathroom
- Separate WC

The 15 m<sup>2</sup> conservatory opens onto a small 100 m<sup>2</sup> garden.

Opposite the house, a plot of approx. I,600 m<sup>2</sup> offers additional outdoor space, fully enclosed, with a double garage.

- Connected to mains drainage
- Oil-fired central heating
- House in excellent condition, decoration to be planned.

-----

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