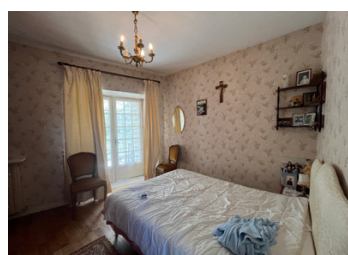


Charming village house with garden, outbuildings and double garage, close to amenities, 30 mins from Angouleme



INFORMATION

Town:	La Rochebeaucourt-et-Argentine
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	1919 m2



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.

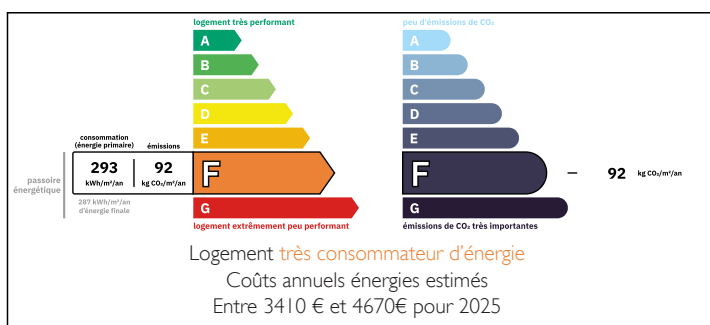
The house features a kitchen/diner, a storeroom/back kitchen and a bright living room with large windows.

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

There is also a conservatory opening onto a 100 m² enclosed garden, perfect for relaxing.

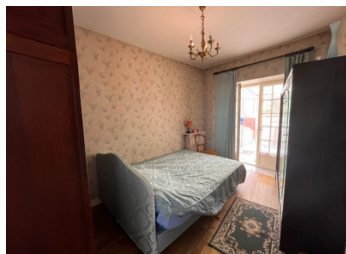
Opposite the house, a large plot of 1600 m² includes a double garage and a second garden, offering numerous possibilities for conversion. Ideal for a primary or secondary residence.

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

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

Ground floor:

- A 30 m² living room
- A 12 m² fitted kitchen with a pantry

Upstairs, the landing leads to:

- Two 10 m² bedrooms opening onto the conservatory
- A 9 m² bedroom
- A bathroom
- Separate WC

The 15 m² conservatory opens onto a small 100 m² garden.

Opposite the house, a plot of approx. 1,600 m² 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>

LOCAL TAXES

Taxe habitation: EUR

NOTES