

Beautiful character family home, with 5 bedrooms, outbuildings, and a garden, located in Vouzan.



## INFORMATION

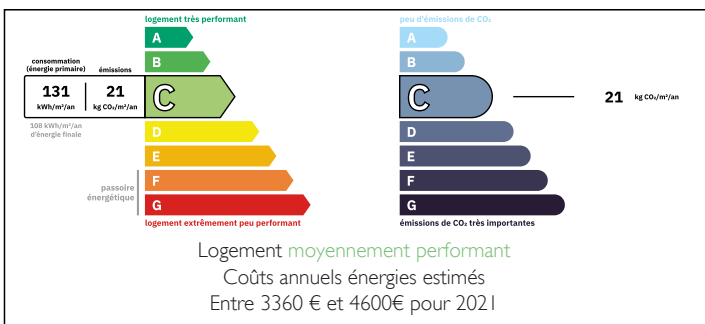
Town:	Vouzan
Department:	Charente
Bed:	5
Bath:	2
Floor:	280 m <sup>2</sup>
Plot Size:	883 m <sup>2</sup>



## IN BRIEF

Nice old features for this village house offering 5 bedrooms, including a master suite, outbuilding, and a small attached garage. Pretty landscaped garden with a large terrace at the back of the property.

## 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.



## LOCAL TAXES

Taxe foncière: **1850 EUR**

## NOTES

## DESCRIPTION

The house consists of:

On the garden level:

- LIVING ROOM 58m<sup>2</sup> with fireplace
- DINING ROOM / KITCHEN 85m<sup>2</sup>
- TOILET

This level provides direct access to the terrace and the garden.

On the upper floor (road level)

- LANDING / LIVING ROOM 34m<sup>2</sup> with mezzanine office area (10m<sup>2</sup>)
- BEDROOM 12m<sup>2</sup>
- BEDROOM with bathroom/toilet 37m<sup>2</sup>
- BEDROOM 12.5m<sup>2</sup>
- BEDROOM 13m<sup>2</sup>
- BEDROOM 13m<sup>2</sup>
- SHOWER ROOM 8m<sup>2</sup>

Attached to the house is a laundry/heating room and a workshop with a well.

A small garage with a bread oven room (28m<sup>2</sup>) is located next to the house.

Quiet area in VOUZAN, 18km from ANGOULEME.

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