

Charming stone house. 4 bedrooms / office. Garage. Adjoining and non-adjoining land. 35 km from Angoulême



## INFORMATION

Town:	Nieuil
Department:	Charente
Bed:	4
Bath:	1
Floor:	120 m2
Plot Size:	1030 m2

## IN BRIEF

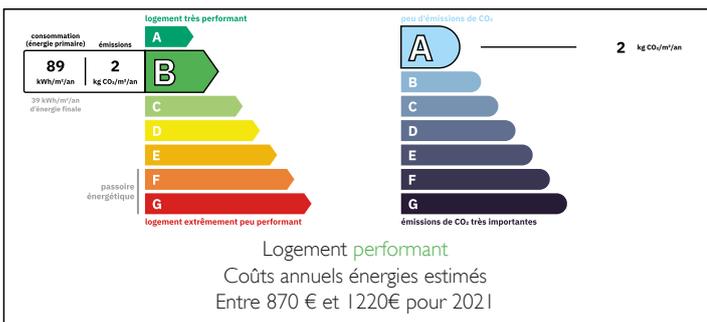
Charming and Spacious Family or Holiday Home – Immaculately Maintained & Energy-Efficient!

This beautifully renovated stone property combines character and comfort, offering plenty of space for family and friends. With four bedrooms and a generous living area, it's perfect for gatherings and relaxation.

Single-level living possible for added convenience. Depending on the time of day, you can enjoy the courtyards at the front or back of the house, or just a short walk away, a charming tree-filled and buildable plot with a shelter and chicken coop! Bonus: a shared well in the courtyard with water all year round.

The adjoining garage and utility room provide excellent potential for conversion or extension. You can also enjoy the vibrant historic town of La Rochefoucauld, the leisure activities at the Haute Charente lakes just 20 km away, and beautiful walks through the surrounding countryside.

## 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

Layout of the Property :

GROUND FLOOR

Fitted kitchen: 18 m<sup>2</sup>

Living / Dining room: 33 m<sup>2</sup>

Bedroom: 16 m<sup>2</sup>

Office: 6 m<sup>2</sup>

Shower room with WC: 6 m<sup>2</sup>

Access to the garage area including:

Separate WC

Utility room: 11 m<sup>2</sup>

Garage: 18 m<sup>2</sup> (electric door) with mezzanine (40 m<sup>2</sup> floor space)

Boiler room / Laundry: 14 m<sup>2</sup>

FIRST FLOOR

Three bedrooms: 10.3 m<sup>2</sup>, 11.2 m<sup>2</sup>, and 13.3 m<sup>2</sup> (last one with 21 m<sup>2</sup> floor space)

OUTSIDE

Courtyard at the front and rear of the house with a shared well and water pump

Adjoining plot currently used for parking

Non-adjoining wooded building plot located 40 meters away

-----

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

## LOCAL TAXES

Taxe foncière: 1170 EUR

Taxe habitation: EUR

## NOTES