

Charming 120m2 farmhouse, with outbuildings and a garden, located in a quiet hamlet, 16km from ANGOULEME.



## INFORMATION

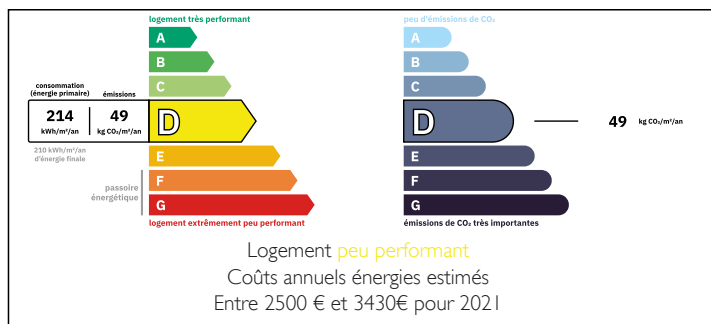
|             |             |
|-------------|-------------|
| Town:       | Fouquebrune |
| Department: | Charente    |
| Bed:        | 2           |
| Bath:       | 1           |
| Floor:      | 120 m2      |
| Plot Size:  | 742 m2      |



## IN BRIEF

This pretty stone cottage located in a hamlet of the commune of Fouquebrune includes: kitchen, dining room, living room, two bedrooms, office landing, bathroom, laundry room, toilet, and outbuildings. Lovely garden with terraces and fruit trees. 15 minutes from Angoulême and 10 minutes from Villebois Lavalette.

## 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

This beautiful stone property offers, on the ground floor:

- KITCHEN: 18m2
- DINING ROOM: 15m2
- LIVING ROOM with wood stove: 25m2
- LAUNDRY ROOM: 7.5m2
- TOILET: 5.5m2

First floor (attic):

- OFFICE SPACE: 9m2
- BEDROOM 1: 25m2 floor area
- BEDROOM 2: 14m2 floor area
- Bathroom with shower, bathtub, and toilet: 14m2

Large courtyard with a terrace in front of the house leading to the carport (30m2) with a workshop, and an adjoining outbuilding.

The garden has space for a pool, a vegetable garden, and many fruit trees.

Located in a small hamlet, this property would be perfect for a quiet family life or as a holiday home. 16 km 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>

## NOTES