

Dignac village house, 3 bedrooms, large basement and a garden. All amenities in walking distance.

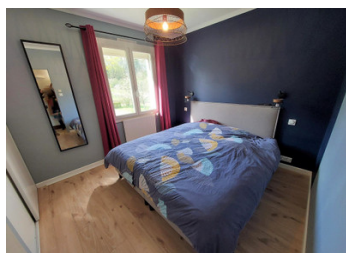


INFORMATION

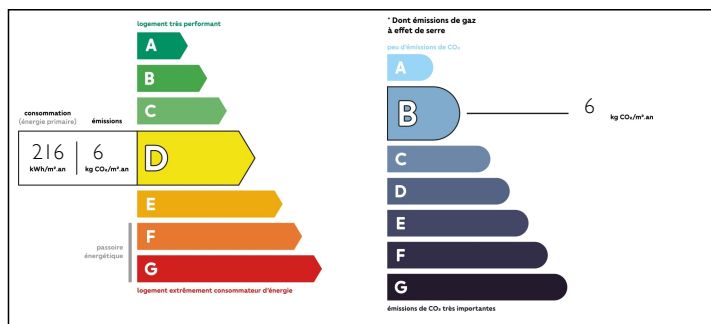
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|-------------|-----------|
| Town: | Angoulême |
| Department: | Charente |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 125 m2 |
| Plot Size: | 1131 m2 |

IN BRIEF

Pretty village house with 3 bedrooms and a large basement of 150m2. Conservatory. Fenced garden. New pellet boiler. All amenities accessible on foot. Bus nearby. 20 minutes from Angoulême town centre.



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 family house is located in a charming village with medical services, school, bar, grocery shop and bus...

It is composed of :

- entrance hall with cupboard : 6m²
- living room with fireplace: 39m² giving access to the veranda of : 12m²
- kitchen ; 13m²
- pantry/utility room : 6m²
- bathroom with shower and bathtub : 6m²
- toilet : 2 m²
- bedroom with dressing room : 13m²
- 2nd bedroom : 10m²
- 3rd bedroom with cupboard: 11.5m²

You will also find a large basement of 150m², which is suitable for conversion.

A fenced garden with trees surrounds the house.

Only 20 minutes from Angoulême and 10 minutes from the Dordogne

This property offers space for the whole family!
Come and visit it!

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

LOCAL TAXES

Taxe foncière: 1000 EUR

NOTES