

Charming house to renovate with large garage and garden in the market town of Blanzac.



INFORMATION

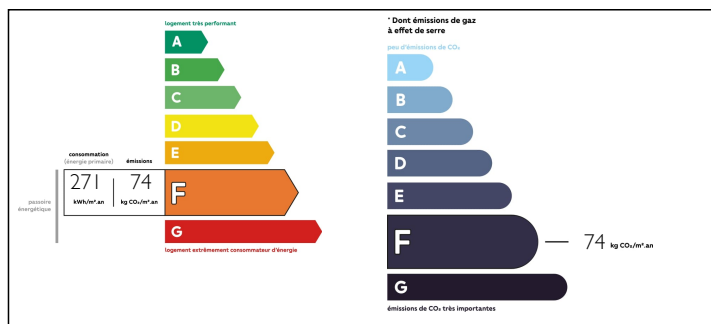
Town:	Coteaux-du-Blanzacais
Department:	Charente
Bed:	3
Bath:	1
Floor:	130 m2
Plot Size:	1351 m2

IN BRIEF

Beautiful location and close to amenities for this 3-bedroom family home of almost 130m2, with an old vaulted cellar. It also boasts a pretty garden of almost 1,300 m² and a spacious 75 m² garage.



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 market town of Blanzac, this bright property of almost 130m² offers:

Ground floor :

ENTRANCE 2.5m²

WC

22m² KITCHEN

LIVING ROOM 30m²

First floor :

LIVING ROOM :5m²

BEDROOM 1: 17m

BEDROOM 2 : 12.5m

BEDROOM 3 : 18m²

BATHROOM WITH WC 7m²

ATTACHED BOILING WORKSHOP: 21m²

Arched CELLAR: 40m²

Pretty enclosed garden with trees and a large detached garage (approx. 75m²) with high ceilings.

All amenities within walking distance (schools, shops, bus...).

Oil-fired central heating. Mains drainage.

ANGOULEME 27 kms, MONTMOREAU 13 kms, BARBEZIEUX 17 kms

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

LOCAL TAXES

Taxe foncière: 1047 EUR

NOTES