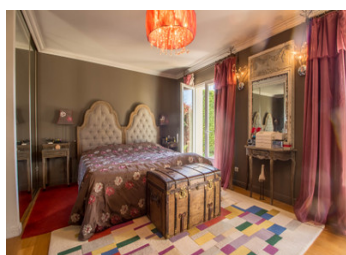
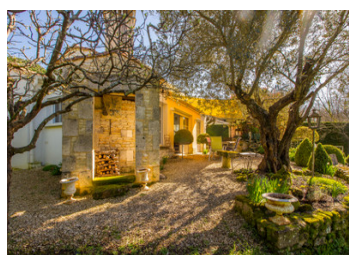
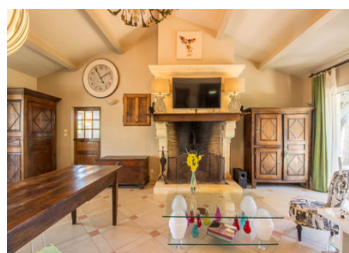


Rare and unique bungalow in a quiet, leafy setting close to amenities and Angoulême town centre



## INFORMATION

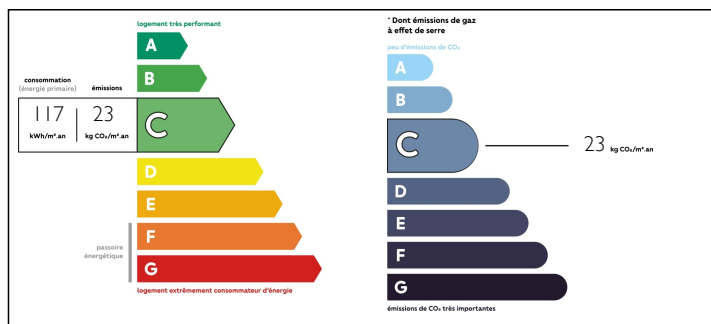
Town:	Puymoyen
Department:	Charente
Bed:	3
Bath:	1
Floor:	146 m2
Plot Size:	818 m2



## IN BRIEF

A rare and unique property for sale: A historical logis atmosphere with the modernity of the detached house and its unoverlooked landscaped garden! Very pleasant single-storey detached house with 146 m<sup>2</sup> of living space + garage, featuring a large living area opening onto the wooded garden and unique antique features such as a sumptuous 18th century fireplace, a bread oven, oak parquet flooring, etc.

## 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 bungalow, built in 2000, needs no work and comprises :

- Beautiful 45m<sup>2</sup> living room with high ceilings and fireplace
- Dining area of 30m<sup>2</sup> opening onto the unoverlooked garden and its large tiled terrace. Wooden parquet flooring, stone sink and bread oven.
- 15m<sup>2</sup> fitted/equipped kitchen
- Office/bedroom area
- Large bedroom of 22m<sup>2</sup> with direct access to the terrace and garden (possibility of creating 2 bedrooms of 11m<sup>2</sup> and 17m<sup>2</sup> with dressing room, work can be done by the vendor)
- Shower room with shower and double washbasin
- WC
- Large utility room
- Garage with mezzanine area and automatic door

## NOTES

Beautifully manicured grounds with trees (818m<sup>2</sup>)

Many landscaped areas and decorative features.

Large tiled terrace with awning

Pool free

Possibility of purchasing an additional plot at the end of the grounds

Privileged, peaceful location in a green setting with direct access to the Vallée des Eaux Claires

Bus stop, schools and shops nearby

Angoulême town centre less than 10 minutes away

Town gas central heating

Double glazing

Mains drain

Automatic gate

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