

Lovely stone house situated in a calm area only 20mn from Angouleme



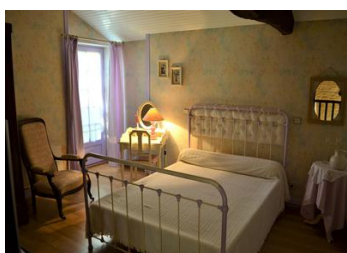
## INFORMATION

Town:	ANGOULEME
Department:	Charente
Bed:	3
Bath:	1
Floor:	193 m2
Plot Size:	2400 m2

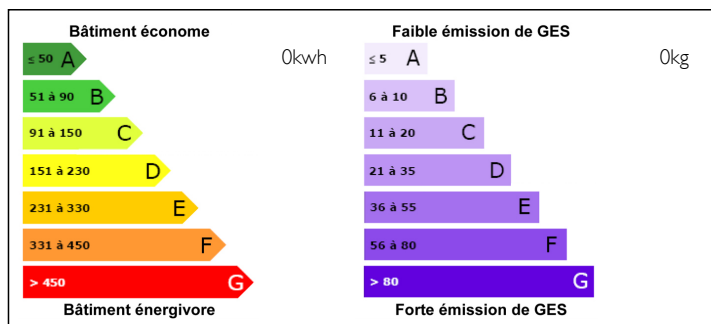


## IN BRIEF

lot of charm and caracter , this house has 3 bedromms a swimming pool and lovely peaceful garden



## ENERGY - DPE



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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

No work to be done on this renovated house.

On the ground floor:

- an open KITCHEN
- a SPACE OF STAY with fireplace and MEZZANINE 90m<sup>2</sup>
- a WC
- a BUANDERY + CELLAR 15m<sup>2</sup>
- an OFFICE 14m<sup>2</sup> (can be converted into a bedroom)

A wooden staircase leads to the floor where there is:

- BEDROOM 1 with parquet floor and beam 17m<sup>2</sup>
- the ROOM 2 12 m<sup>2</sup>
- the ROOM 3 14 m<sup>2</sup>
- a BATHROOM (8m<sup>2</sup>) with shower and bathtub and WC
- a MEZZANINE space that can very easily be closed to become an OFFICE. 11m<sup>2</sup>

The house is located in a hamlet, in a quiet area, on a beautiful plot of land of nearly 2400m<sup>2</sup> without vis-à-vis. There is a beautiful covered terrace, adjoining the house, a SWIMMING POOL, and a pool-house.

Beautiful spaces, the charm of the old: beams, stones and high ceilings, and no work to be planned for this house located in the commune of VOUZAN. A small corner of paradise, perfect for a quiet family life or a holiday home. ANGOULEME at 20km.

## LOCAL TAXES

Taxe foncière: **600 EUR**

## NOTES