

Magnificent farmhouse completely restored with 4 bedrooms, landscaped grounds, garage, 20 mn from Angoulême, near Vouzan.



INFORMATION

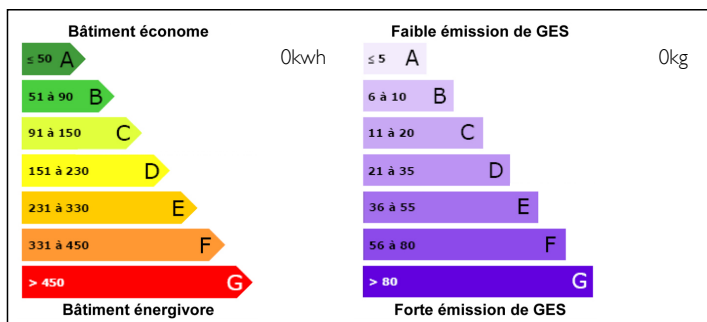
Town:	ANGOULEME
Department:	Charente
Bed:	4
Bath:	2
Floor:	210 m2
Plot Size:	1570 m2



IN BRIEF

Come and discover this large house of 210 m2 with its large landscaped garden of 1400 m2, its bread ovens and its gloriette, which is a real haven of peace. Carefully restored by an architect, the house has kept its two large fireplaces, its stones, its beams, and its terracotta tiles.

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

A large porch welcomes you and leads you to a large terrace through which you enter the house, which is composed as follows :

On the ground floor:

An entrance of 4,60 m² with a separate toilet of 1,50 m²

A large living room of 39 m², its large fireplace and open kitchen (SieMatic) of 12 m²

A 25 m² winter lounge with its monumental fireplace.

A 15 m² bedroom and its 14 m² bathroom with toilets.

Upstairs:

A landing of 18 m²

A 15 m² bedroom

A 29 m² bedroom

A 28 m² bedroom

A 7 m² shower room with toilets

An attic 12 m²

Roof redone in 2017

Facades redone in 2010

New shutters of 2020

Oil heating

LOCAL TAXES

Taxe foncière: **949 EUR**

NOTES