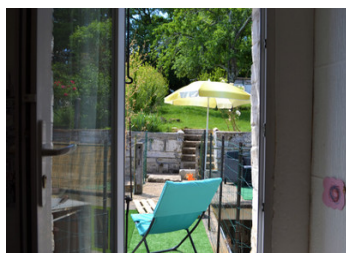


Charming four-bedroom house with small garden in a village 20 minutes from Angoulême.



INFORMATION

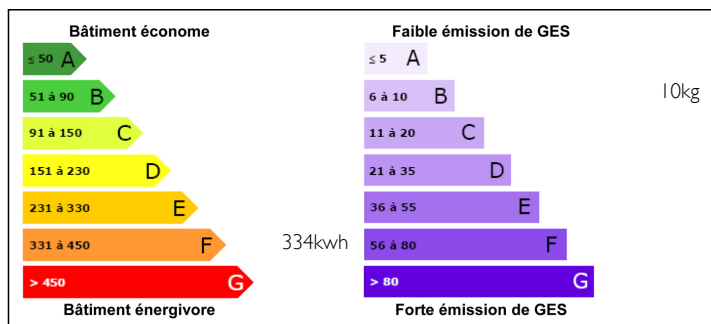
Town:	Dignac
Department:	Charente
Bed:	4
Bath:	2
Floor:	126 m2
Plot Size:	374 m2



IN BRIEF

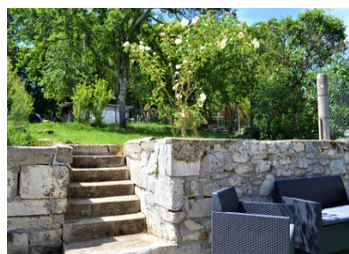
Pretty village house, new roof, 4 bedrooms and a garage. Close to amenities. 20 minutes from Angoulême.

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.



LOCAL TAXES

Taxe foncière: 1200 EUR

NOTES

DESCRIPTION

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

On the ground floor

- a living room of 26m² with a wood-burning stove
- an open plan kitchen (to be converted) on the living room with stone walls of 18m² opening onto a large terrace
- an office of 12m²
- a 5m² bathroom with toilet

On the first floor :

- a bedroom of 11m²
- a bedroom of 16m² opening onto a terrace
- WC
- a very nice master suite of 16m² with a dressing room of 2m² and a shower room (3m²)
- a bedroom of 12m²

You will also find a garage of 20m², as well as 55m² of convertible attic space.

The land of 370m² has trees, 2 terraces and small outbuildings

Only 20 minutes from Angoulême, 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>