

VOUZAN area. Pretty farmhouse to finish renovating with gite, outbuildings and land. Angoulême at 20km.

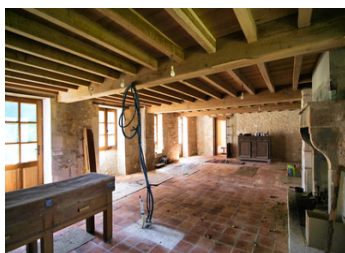


INFORMATION

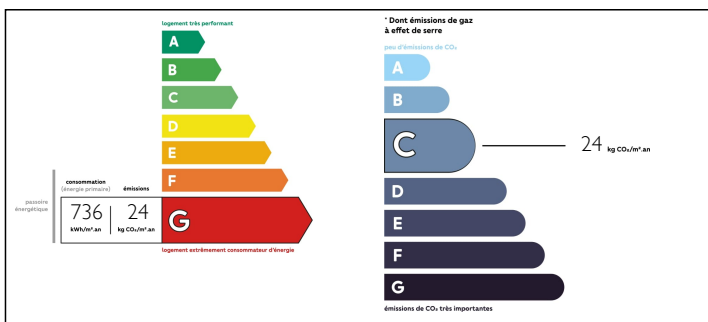
Town:	Angoulême
Department:	Charente
Bed:	4
Bath:	4
Floor:	260 m2
Plot Size:	7000 m2

IN BRIEF

Beautiful location and character for this farmhouse to finish renovating, consisting of a 200m² dwelling house (entrance with wc, large living room, laundry room / pantry, four bedrooms each with private shower rooms / wc), adjoining gite to renovate of 60m², two adjoining barns and other outbuildings on a plot of over 7000 m².

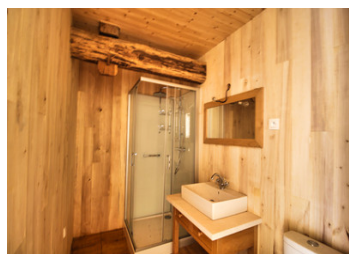


ENERGY - DPE



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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.



NOTES

DESCRIPTION

The main house (about 200 m²) comprises on the ground floor:

- ENTRANCE (20 m²) with terracotta tiles.
- LIVING ROOM/KITCHEN (65 m²), with terracotta tiles, fireplace and old stone sink. The layout of the kitchen is to be completed, the connections are in place.
- BATHROOM / WC (6 m²) to renovate: ideal laundry room space
- CELLAR (9 m²) to convert

1st floor :

- Bedroom 1 (14 m²) with adjoining shower room (4 m²)
- Bedroom 2 (13 m²) with adjoining shower room (4.8 m²).
- Bedroom 3 (12.5 m²) with adjoining shower room (4.8 m²).
- Bedroom 4 (16 m²) with bathroom to renovate (12 m² and separate toilet).

Adjoining BARN (40 m²)

HOUSE to renovate (about 66 m²) adjoining comprising on the ground floor

- KITCHEN (21 m²)
- ROOM adjoining on parquet (14 m²)
- LIVING ROOM (31 m²)

1st floor :

- BEDROOM (30 m²)

There is also a BARN (80 m²) attached to the back of the house

The whole is surrounded by beautiful grounds of over 7000m² with orchard and woods.