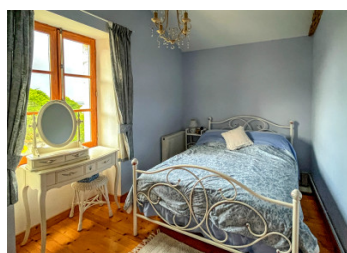


Pretty detached, 2-bed stone cottage with large, walled garden - just 15 minutes from Angoulême



INFORMATION

Town:	Villejoubert
Department:	Charente
Bed:	2
Bath:	1
Floor:	60 m ²
Plot Size:	2435 m ²



IN BRIEF

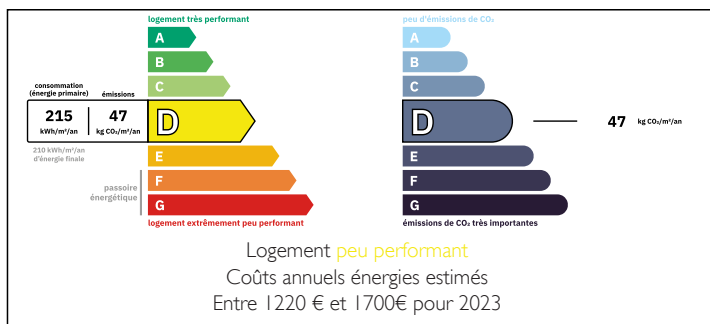
Set in a quiet position at the end of an impasse in the village of Villejoubert and in close proximity to the towns of Mansle and Angoulême, this pretty property is full of character and charm, and has a beautiful walled garden of 2435m².

The property itself is comprised of a light and airy open plan kitchen/dining/living room on the ground floor. On the first floor, there is a double bedroom, a second bedroom / study with storage and a shower room.

Outside, the walled garden is a real treat. Laid mainly to lawn it also includes a vine and various fruit trees. The installation of a swimming pool would be a great addition.

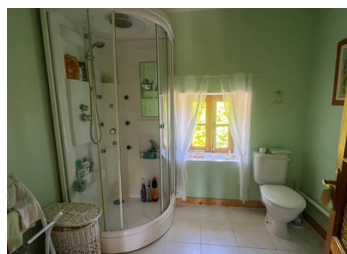
There are some small outbuildings for storing garden tools, bikes and the mower and there is even a small cottage to renovate too...

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: 597 EUR

NOTES

DESCRIPTION

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There are some small outbuildings for storing garden tools, bikes and the mower and there is even a small cottage to renovate too if you fancy a project. Private, gated parking is available to the front and rear of the property.

The property benefits from town gas central heating.

Dimensions :

Ground Floor :

Kitchen / Lounge /Diner : 31m²

First Floor :

Landing : 5m²

Bedroom : 11m²

Bedroom / Study : 8m²

Shower Room : 5m²

Outbuilding : 14m²

Cottage to renovate : 25m² (+ attic)

This is a great price for this lovely property - viewing highly recommended.

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