LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44693ASO16 Price: 199 990 EUR

agency fees included: 4 % TTC to be paid by the buyer (192 000 EUR without fees)

A charming house with stunning views of the countryside, 2 km from the village of Dignac















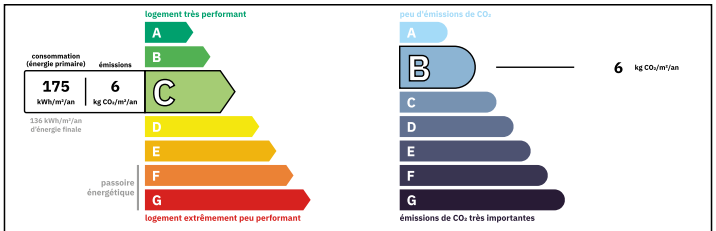
INFORMATION

Town:	Angoulême
Department:	Charente
Bed:	3
Bath:	1
Floor:	120 m2
Plot Size:	1196 m2

IN BRIEF

This charming stone house is situated in a quiet location at the edge of a hamlet. It comprises, on the ground floor, an entrance hall, a large bedroom, a toilet, a shower room, a pantry, a living room with a fireplace, a kitchen and a dining room.
Upstairs: a mezzanine, a toilet and two bedrooms
Stunning views over the countryside, a landscaped garden and an above-ground swimming pool
In the village of Dignac for local amenities. Angoulême 20km away. You're sure to fall in love with it

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1250 € et 1760€ pour 2022

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.

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LOCAL TAXES

Taxe foncière:	**789 EUR**

NOTES

DESCRIPTION

The house comprises, on the ground floor:

- an entrance hall: 5.5 m²
- a bedroom: 16 m² with plenty of built-in cupboards
- WC
- Shower room: 7 m²
- Pantry / utility room: 4 m²
- a living room with high ceilings and a fireplace: 23 m²
- fitted kitchen: 8.5 m²
- dining room: 24m²

Upstairs:
- a mezzanine (office or play area): 18m² floor space
- bedroom 11.5m² with very large cupboard
- bedroom 10.5m² with cupboard

Large courtyard at the front of the house with a workshop of approximately 13m².
Magnificent wooded garden offering lovely views of the countryside, with a large terrace and an above-ground swimming pool (7x4m) with a liner due to be replaced in 2025.

The house is fitted with a heat pump and reversible air conditioning

Situated in a hamlet near the village of Dignac, with amenities within walking distance (school, bar/restaurant, medical centre, hairdressers, bakeries, grocery shop, etc.).
This house would be perfect for a peaceful family life or as a holiday home. Don't delay – come and view it today!

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