

A charming single-storey house with a barn and a separate woodland, in a quiet area 20 minutes from Angoulême

EXCLUSIVE



INFORMATION

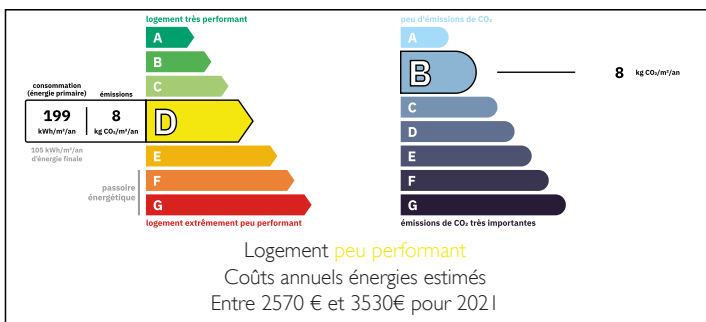
Town:	Vouzan
Department:	Charente
Bed:	3
Bath:	2
Floor:	135 m2
Plot Size:	6500 m2

IN BRIEF

A lovely detached house with approximately 135m² of living space, comprising 3 bedrooms, a large living room, a dining room, a beautiful kitchen, a barn and a separate woodland. Situated in a hamlet in the commune of Vouzan.



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

The house is situated in the middle of the garden and comprises:

- an entrance hall: 5 m²
- a dining room or living room with a wood-burning stove: 18 m²
- a large open-plan living room: 25 m²
- a bright, fitted kitchen: 21 m²
- a utility room or pantry: 10 m²
- a master bedroom suite: 16 m² + shower room with toilet: 6 m²
- a bedroom with fitted wardrobe: 10 m²
- a bedroom: 11 m²
- a shower room with toilet: 5.5 m²

A large barn of approximately 150 m², all set on an enclosed plot of approximately 2,800 m² plus a separate woodland plot of approximately 3,700 m².

LOCAL TAXES

Taxe foncière: 1041 EUR

Additional information:

- double glazing replaced 6 years ago (except for 3 single-glazed windows)
- electric heating + wood-burning stove
- septic tank

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

NOTES