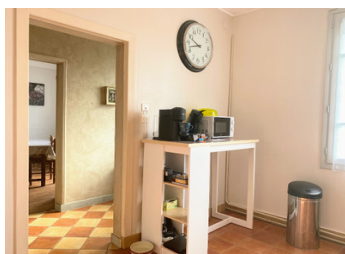


Charming village house. 3 bedrooms. Large courtyard. Garage. Cellar. Amenities on foot. Near Mansle and RN10.



## INFORMATION

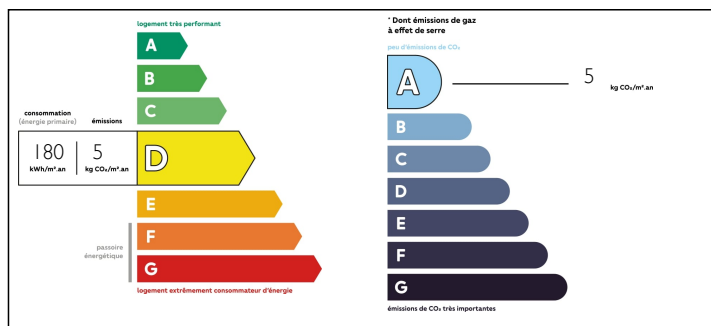
Town:	Saint-Angeau
Department:	Charente
Bed:	3
Bath:	1
Floor:	113 m <sup>2</sup>
Plot Size:	280 m <sup>2</sup>



## IN BRIEF

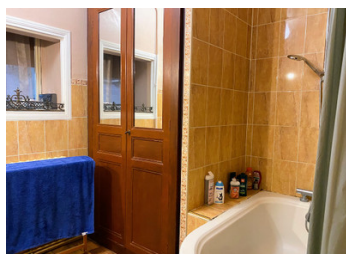
Ideally located in a pretty Charente village, this 113 m<sup>2</sup> town house still has great potential for outdoor development with its large courtyard. Its 3 bedrooms and study, its tadelak walls and its proximity to shops, bus routes, pharmacy, health centre and schools make it a charming and ideal pied à terre in the Charente. The house has other major assets: a completely new roof, new double-glazed wooden windows and a new heat pump. The adjoining, communicating barn/garage offers plenty of space for DIY, storage and tidying up. An ideal house for a young couple, a first investment or a comfortable retirement. Just 9 km from Mansle, 15 km from La Rochefoucauld and 30 km from Angoulême (via the N10, 10 km away). Mains drainage.

## 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

This house in details :

### GROUND FLOOR :

- An entrance hall with a corridor that serves:
- A fitted kitchen with oven and hob (14 m<sup>2</sup>)
- A living/dining room of more than 20 m<sup>2</sup> with parquet flooring (plus storage space)
- A bathroom (6 m<sup>2</sup>) with VMC, bathtub, vanity unit, built-in cupboard with a new water heater
- A toilet

### FIRST FLOOR :

The entire floor has old parquet flooring

A corridor serves:

- 3 bedrooms of 12.50 m<sup>2</sup> each
- A dressing room (1,15 m<sup>2</sup>)
- An office / living room of 12,74 m<sup>2</sup>

### OUTDOOR :

- Courtyard (112 m<sup>2</sup>)
- Cellar (3 m<sup>2</sup>)
- Garage (60 m<sup>2</sup>) with access from outside and inside the house, including boiler room with heat pump

### LOCATION :

- 9 km from Mansle and 15 km from La Rochefoucauld
- 30 km from Angoulême via the N10 road

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

## NOTES