



Ref: A11953 Price: 130 000 EUR

agency fees included: 0 % TTC to be paid by the buyer (130 000 EUR without fees)

Charming four-bedroom house with small garden in a village 20 minutes from Angoulême.



INFORMATION

Town: Dignac

Department: Charente

Bed: 4

Bath: 2

Floor: 126 m2

Plot Size: 374 m²







Pretty village house, new roof, 4 bedrooms and a garage. Close to amenities. 20 minutes from Angoulême.

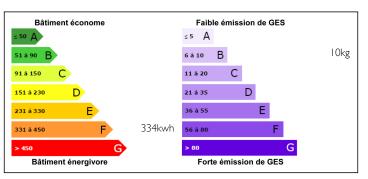








ENERGY - DPE



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.



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LOCAL TAXES

Taxe foncière: 1200 EUR

NOTES

DESCRIPTION

This family house is located in a charming village with medical services, school, bar, grocery shop ...

On the ground floor

- a living room of 26m2 with a wood-burning stove
- an open plan kitchen (to be converted) on the living room with stone walls of 18m2 opening onto a large terrace
- an office of 12m2
- a 5m2 bathroom with toilet

On the first floor:

- a bedroom of IIm2
- a bedroom of 16m2 opening onto a terrace
- WC
- a very nice master suite of 16m2 with a dressing room of 2m2 and a shower room (3m2)
- a bedroom of 12m2

You will also find a garage of 20m2, as well as 55m2 of convertible attic space.

The land of $370 m^2$ has trees, 2 terraces and small outbuildings

Only 20 minutes from Angoulême, 10 minutes from the Dordogne

This property offers space for the whole family! Come and visit it!

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