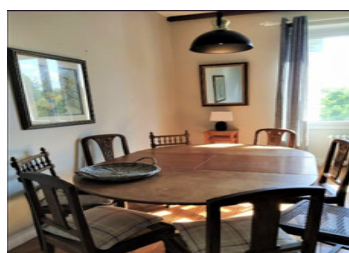


Lovely house currently 4 bedrooms, with garden and swimming pool. 30 minutes south of Angoulême.

## EXCLUSIVE



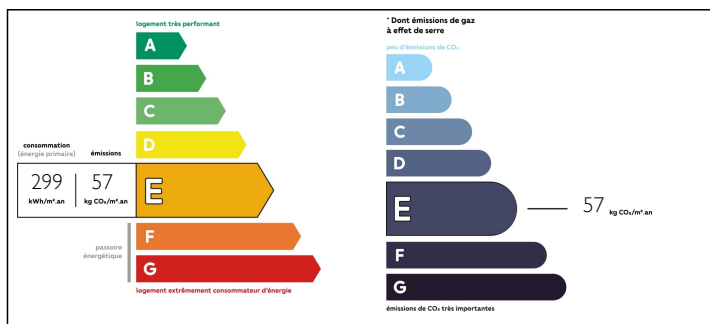
## INFORMATION

Town:	Pérignac
Department:	Charente
Bed:	4
Bath:	2
Floor:	123 m2
Plot Size:	1343 m2

## IN BRIEF

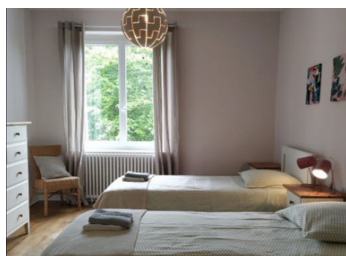
This is an easy property to enjoy sitting on the edge of a pretty village. Straightforward garden to maintain with views both sides. It is in good condition. There is a garage under the house. The size of the garden will probably increase shortly by a few hundred m<sup>2</sup>. Near to Angoulême, making international and national travel easy. Five and a half kilometres from the small market town of Blanzac, and Montmoreau with its rail stop is 11.5 kms away. Both have weekly country markets.

## 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

A choice of entrances : You can enter the light kitchen 13m<sup>2</sup> through to the central corridor with the alternative entrance through the covered terrace on your right. Double bedroom opposite 13m<sup>2</sup>, which is next to another bedroom 8m<sup>2</sup> followed by family bathroom 5.2m<sup>2</sup>. Running down the left of the corridor after the kitchen there is bedroom 3 - 16m<sup>2</sup> which be opened and link the kitchen with the sitting room 27.8m<sup>2</sup>. At the end of the corridor is the principle bedroom 21m<sup>2</sup> with entrance 4.3m<sup>2</sup> and ensuite bathroom with bath and shower 7.6m<sup>2</sup>

The pool is near the back of the house and views are there to be enjoyed

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

## LOCAL TAXES

Taxe foncière: 483 EUR

## NOTES