

Beautiful property set in the heart of the village with off-road parking, swimming pool and outbuildings.



## INFORMATION

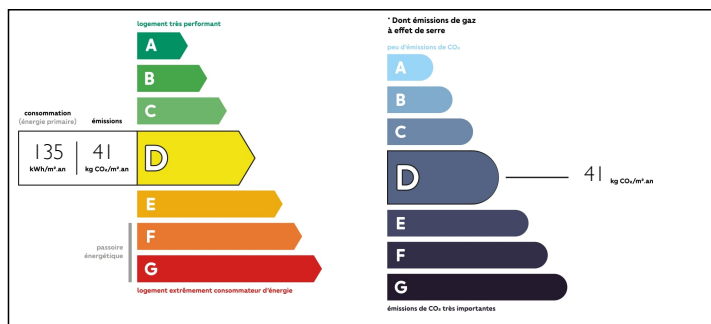
Town:	Coteaux-du-Blanzacais
Department:	Charente
Bed:	6
Bath:	2
Floor:	290 m2
Plot Size:	1058 m2



## IN BRIEF

A character 6 bedroom, 2 bathroom house along with swimming pool and large garden. This property has great potential and offers numerous possibilities. Set in a picturesque rural commune with local amenities within a walking distance. Conveniently placed, just 15 minutes from Barbezieux-Saint-Hilaire, 30 minutes to Angouleme and just over 1 hour to Bordeaux.

## 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.



## LOCAL TAXES

**Taxe foncière: 2200 EUR**

## NOTES

## DESCRIPTION

Nestled in the rolling landscapes of the Charente, this property can be found in the heart of a picturesque rural commune.

A small local supermarket, bakery, restaurant, pharmacy and bank are all within walking distance.

Set behind large gates it offers privacy, security and off road parking. There is a welcome covered parking area in an open carport which could also be used as a workshop. The good sized garden benefits a 5x9m swimming pool and pool house.

This property benefits from main drainage, fibre internet, beautiful large windows with single glazing for the main house and double glazing on the extension.

It has been a much loved family house for many years. This is a wonderful opportunity to have an idyllic house in the Charentais.

Conveniently placed, just 15 minutes from Barbezieux-Saint-Hilaire with its many shopping and leisure facilities, 30 minutes to Angouleme and just over 1 hour to Bordeaux.

Ground Floor -

Entrance Hall - 2.9m2

Kitchen - 37.9m2

Living Room - 47.1m2

Lounge - 30.2m2

Bedroom 1 - 14.4m2

Wash Room - 6.1m2

Toilet 1 - 2.60m2

First Floor -

Bedroom 2 - 17.9m2

Bedroom 3 - 15.3m2

Bedroom 4 - 25.4m2

Bedroom 5 - 14.6m2

Bedroom 6 - 16.9m2

Bedroom 7 - 9.6m2