

Charming country house with views over the countryside. Terrace and garden.

EXCLUSIVE

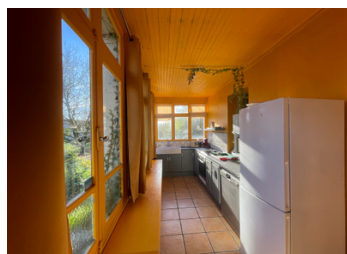


## INFORMATION

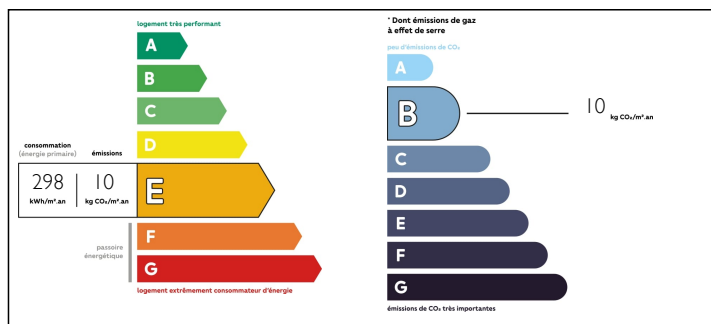
Town:	Blanzaguet-Saint-Cybard
Department:	Charente
Bed:	1
Bath:	1
Floor:	96 m2
Plot Size:	1547 m2

## IN BRIEF

This lovely house, which offers lovely views over the countryside, is located in a hamlet near Villebois-Lavalette where you will find a supermarket, bakery, bars and restaurants. Angoulême railway station is around 30 minutes away. You enter directly through the conservatory, which has been converted into a kitchen. From here, you enter a lovely dining room with a fireplace, which opens onto a pleasant terrace overlooking the valley. The dining room opens onto a second room that could be used as a lounge, or converted into a second bedroom (which would then be adjoining the next one). The main bedroom and the bathroom have a view of the garden. Convertible attic space. The house is semi-detached on one side, but is not overlooked from the terrace and garden. Further photos and a floor plan are available on request.



## 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

Kitchen : 14 m<sup>2</sup>  
Living room : 36 m<sup>2</sup>  
Bedroom 1 : 21 m<sup>2</sup>  
Bedroom 2 : 21 m<sup>2</sup>  
Bathroom : 4 m<sup>2</sup>

Barn : 64 m<sup>2</sup>

Terrace : 24 m<sup>2</sup>



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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: 542 EUR

## NOTES