

Charming village house with 2 beds, garden and a second house to renovate - Lock up & leave !



## INFORMATION

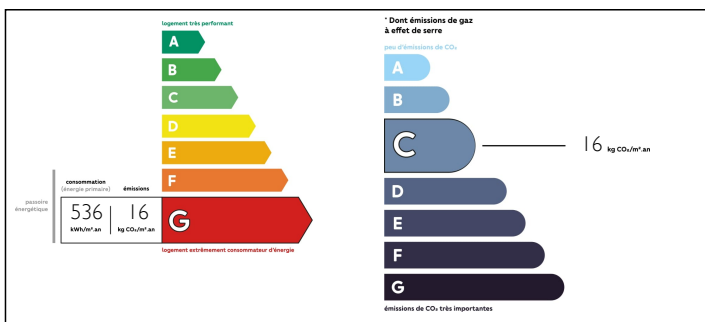
Town:	Rougnac
Department:	Charente
Bed:	2
Bath:	1
Floor:	75 m2
Plot Size:	3392 m2

## IN BRIEF

This charming house is located in the heart of the village of Rougnac, 2 minutes from a grocery shop and a bar/restaurant (which has recently been taken over by new management and now offers really good food) and only 25 minutes from Angoulême town centre. The main house features a bright living room with a wood-burner, a kitchen, two bedrooms, a study and a bathroom. The property is in good condition but does need some updating (heating, double glazing). The large plot of more than 3,000 m<sup>2</sup> is ideal for enjoying the terrace and garden, with a lovely, unobstructed view over the valley. There is a large garage (35 m<sup>2</sup>) and a workshop/cellar (30 m<sup>2</sup>). A second small house is also sold with the property. On 2 levels, it offers a total surface area of approx. 30 m<sup>2</sup>, with a beautiful fireplace. This house is a total renovation project, but would be perfect for a...



## ENERGY - DPE



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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

The main house comprises:

- living/dining room, with parquet floor and Godin wood-burning stove: 22 m<sup>2</sup>
- kitchen: 12 m<sup>2</sup>
- bedroom 1: 17 m<sup>2</sup>
- bedroom 2: 9 m<sup>2</sup>
- study: 9 m<sup>2</sup>
- bathroom with WC

Garage: approx. 35 m<sup>2</sup>

Cellar / workshop: approx. 30 m<sup>2</sup>

The guest house / gîte, on 2 levels, comprises :

Ground floor: a 13 m<sup>2</sup> living room with a beautiful fireplace

First floor: a 13 m<sup>2</sup> room

## LOCAL TAXES

**Taxe foncière: 350 EUR**

- + Mains drainage
- + Single-glazed windows
- + Wood-burning stove and electric radiator in the bathroom.

Photos & floor plan on request!

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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