

Quiet location with views for this house to renovate, with Hangar and 3.5 hectares of land and forest.



## INFORMATION

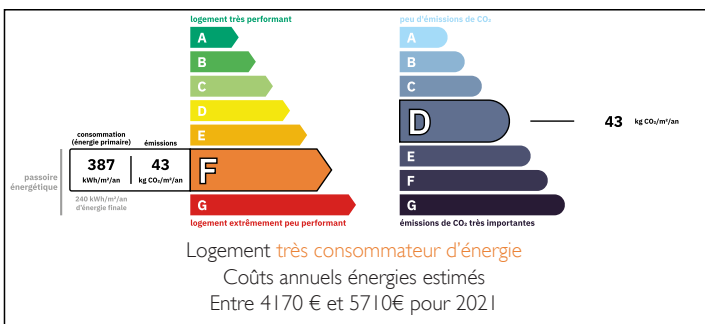
Town:	Coteaux-du-Blanzacais
Department:	Charente
Bed:	5
Bath:	2
Floor:	160 m <sup>2</sup>
Plot Size:	35000 m <sup>2</sup>



## IN BRIEF

Great potential and quiet location, with no close neighbours, for this "chalet" style property offering a two-storey house of around 160m<sup>2</sup> with 5 bedrooms and an independent hangar of 125m<sup>2</sup>, all on a pleasant wooded plot of almost 35,000m<sup>2</sup> with views.

## 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

The house offers, on the ground floor:

- an ENTRANCE of 11m<sup>2</sup>
- a KITCHEN of 13m<sup>2</sup>
- a LIVING ROOM of 32m<sup>2</sup> leading onto the back-side of the house
- a CELLAR of 4m<sup>2</sup>
- a SHOWER ROOM (10m<sup>2</sup>)
- a BEDROOM of 14m<sup>2</sup>
- a BEDROOM of 13m<sup>2</sup>

Upstairs:

- a BEDROOM of 10m<sup>2</sup>
- a BEDROOM of 14m<sup>2</sup>
- a BEDROOM of 11m<sup>2</sup>
- a DRESSING ROOM of 8m<sup>2</sup>
- a BATHROOM / WC of 7.5m<sup>2</sup>

Next to the house is a hangar of 125m<sup>2</sup> on the floor. Possibilities of development on two levels or ideal storage of equipment or cars..

A pleasant wooded plot of land at the back of the property offers lovely views over the countryside. More than 3 hectares of forests (adjoining and non-adjoining) complete the property.

A great opportunity for renovation, 4km from BLANZAC and 9km from MONTMOREAU for all amenities and 30km from ANGOULEME.

## NOTES