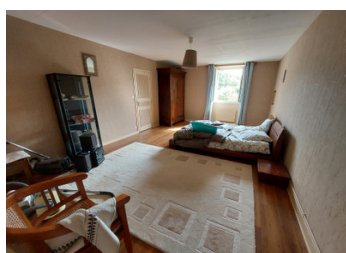


Charming stone property in a hamlet in the commune of Dignac with swimming pool and pretty garden

EXCLUSIVE



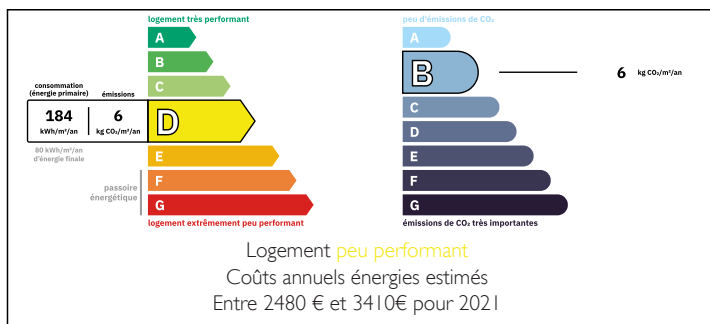
INFORMATION

Town:	Dignac
Department:	Charente
Bed:	3
Bath:	1
Floor:	180 m2
Plot Size:	2307 m2

IN BRIEF

Lovely, peaceful location for this pretty property 20 minutes from Angoulême. It comprises a pretty stone house with kitchen opening onto a spacious living room, 3 bedrooms, one of which is on the ground floor, a conservatory, mezzanine, adjoining outbuildings, cellar, swimming pool, landscaped garden and all amenities 2 km away.

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 comprises :

- Veranda: 17m²
- Kitchen / living room with fireplace: 62 m²
- Mezzanine: 18m²
- Bedroom: 14.5 m² with cupboard
- A wc
- Shower room: 10m²

First floor:

- 2 bedrooms: 24.5m² and 14m²
- a dressing room: 19m²

Attached outbuildings:

- A cellar: 16m²
- Utility room with boiler room: 26m²
- Garage: 65m²
- Leanto (hangar): 27m²
- 10x5 chlorine swimming pool with equipment room

Pretty garden with uninterrupted views over the countryside just 2kms from Dignac.

Additional information: Double glazing 2021, Roof 2021, PAC Air/eau heating 2021...)

LOCAL TAXES

Taxe foncière: 1400 EUR

Taxe habitation: EUR

NOTES

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