

Village house with garden in La Rochebeaucourt, close to shops and schools - Several conversion options



INFORMATION

Town:	La
Department:	Rochebeaucourt-et-Argentine Dordogne
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	1197 m2

IN BRIEF

In the village of La Rochebeaucourt, this house is ideally located within walking distance of restaurants, a bakery, a grocery shop and a school bus. Shops and schools are less than 10 minutes away, and Angoulême (TGV train station) is 25 minutes away.

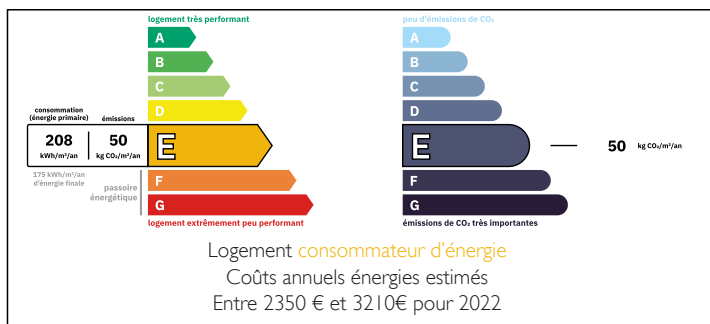
On the ground floor, the house offers a spacious living room of over 30 m², a toilet and a storeroom. Upstairs, a large landing leads to two bedrooms, a bathroom with toilet and an office/dressing area.

There are a number of possibilities for conversion, including the creation of a third bedroom or a professional space (ideal for the self-employed).

All set in a large, fully enclosed garden offering plenty of outdoor space. Needs some work, but has great potential.



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

Ideally situated in the village of La Rochebeaucourt, this two-storey house comprises :

Ground floor:

- an entrance hall
- a 30 m² living room with kitchen
- a separate toilet

The living room can easily be enlarged by breaking down the corridor partition, thus gaining a further 10 m².

Upstairs, there are several possible layouts:

- a large 12 m² landing
- two spacious bedrooms of around 15 m² each
- a 5 m² study/dressing room (the partition can be broken down and a third bedroom could easily be created)
- bathroom with bath, washbasin and WC

Access to the garden is from the landing.

The large plot of almost 1,200 m² overlooks the rear of the house.

The shops and schools of Mareuil and Villebois-Lavalette are less than 10 minutes away by car.

The TGV train station and Angoulême hospital are within easy reach in around 20 minutes.

Several villages and tourist attractions (Charente & Dordogne).

This house needs some work to bring it up to date, but it is a superb project for DIY enthusiasts.

- Connected to mains drainage
- Double glazing and PVC shutters
- Oil-fired central heating

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

LOCAL TAXES

Taxe foncière: **438 EUR**

NOTES