

Charming village house with garden, outbuildings and double garage, close to amenities, 30 mins from Angouleme



INFORMATION

Town:	La
Department:	Rochebeaucourt-et-Argentine Dordogne
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	1919 m2



IN BRIEF

In the heart of the village of La Rochebeaucourt, with its bakery, grocery shop, bar, restaurants and school bus, this charming house offers a pleasant living environment less than 10 minutes from Mareuil and Villebois-Lavalette, with their shops and schools. Angoulême and its TGV train station can be reached in 30 minutes.

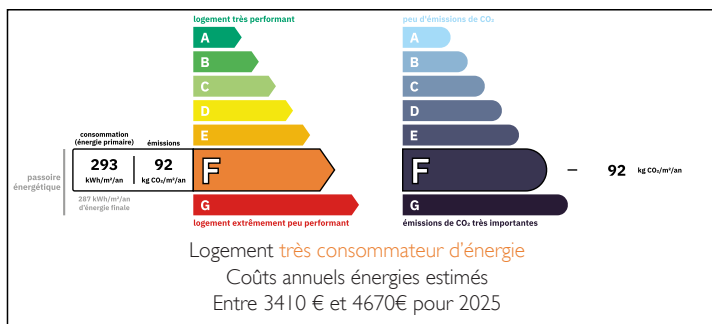
The house features a kitchen/diner, a storeroom/back kitchen and a bright living room with large windows.

Upstairs, a landing leads to three large bedrooms, a bathroom and a separate toilet.

There is also a conservatory opening onto a 100 m² enclosed garden, perfect for relaxing.

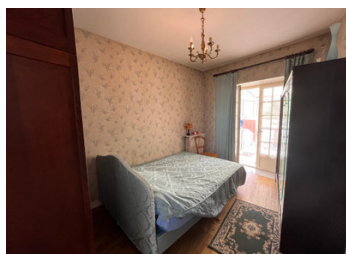
Opposite the house, a large plot of 1600 m² includes a double garage and a second garden, offering numerous possibilities for conversion. Ideal for a primary or secondary residence.

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

In the village of La Rochebeaucourt, this two-storey house offers:

Ground floor:

- A 30 m² living room
- A 12 m² fitted kitchen with a pantry

Upstairs, the landing leads to:

- Two 10 m² bedrooms opening onto the conservatory
- A 9 m² bedroom
- A bathroom
- Separate WC

The 15 m² conservatory opens onto a small 100 m² garden.

LOCAL TAXES

Taxe habitation: EUR

Opposite the house, a plot of approx. 1,600 m² offers additional outdoor space, fully enclosed, with a double garage.

- Connected to mains drainage
- Oil-fired central heating
- House in excellent condition, decoration to be planned.

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

NOTES