

Beautiful countryside property with outbuildings and land.



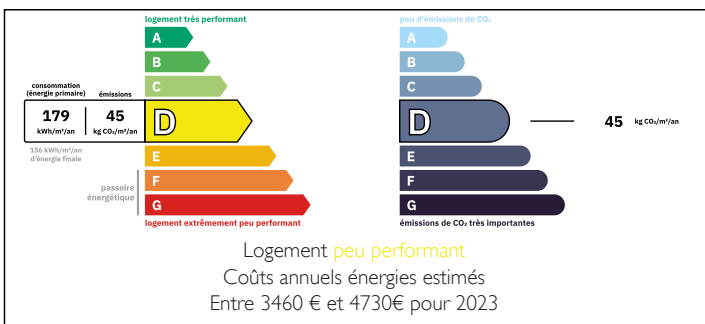
## INFORMATION

Town:	Vouzan
Department:	Charente
Bed:	4
Bath:	2
Floor:	180 m <sup>2</sup>
Plot Size:	3800 m <sup>2</sup>

## IN BRIEF

Charming countryside property located in a very quiet hamlet with a large plot of approximately 3800m<sup>2</sup>. Stone house of nearly 180m<sup>2</sup> with 4 bedrooms and an office. Numerous outbuildings. Amenities 2.5km away. ANGOULEME 20km 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 includes, on the ground floor:

- SPACIOUS KITCHEN / DINING ROOM 45m<sup>2</sup>
- LIVING ROOM with fireplace of 33m<sup>2</sup>
- BEDROOM 1: 14m<sup>2</sup>
- TOILET- BATHROOM 7m<sup>2</sup>
- OFFICE 12m<sup>2</sup>

On the upper floor:

- BEDROOM 2: 9m<sup>2</sup>
- BEDROOM 3: 9m<sup>2</sup>
- BEDROOM 4: 9m<sup>2</sup>
- SHOWER ROOM with toilet 6m<sup>2</sup>

- Outbuildings:

Attached barns on each side of the property: 80m<sup>2</sup> and 75m<sup>2</sup>

Another attached outbuilding 38m<sup>2</sup> giving access to:  
Large converted room of 33m<sup>2</sup>  
Boiler room

Large fully enclosed terrace located at the back of the property overlooking a nice plot of nearly 3800m<sup>2</sup>

Amenities in VOUZAN 2km away and CHAZELLES 5km away, Angoulême is at 20km. Ideal property for a family or secondary residence.

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

## LOCAL TAXES

Taxe foncière: 1000 EUR

## NOTES