

Family house with land, located in the commune of VOUZAN, 18km from ANGOULEME.



INFORMATION

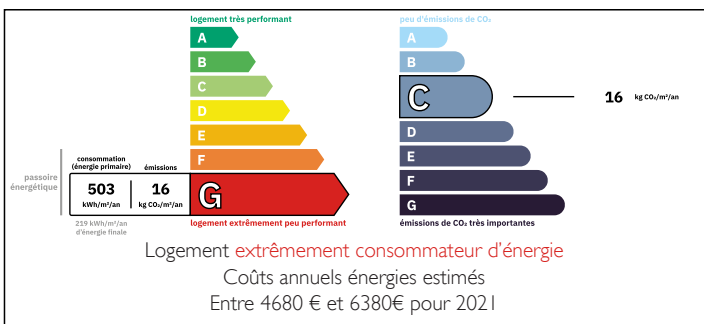
Town:	Vouzan
Department:	Charente
Bed:	4
Bath:	1
Floor:	125 m2
Plot Size:	4000 m2



IN BRIEF

Nice renovation project and beautiful spaces for this charming house with 3 bedrooms and an office, well located in the middle of its large wooded land.

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 property is composed of single-story:

- ENTRANCE 8 m²
- LIVING ROOM 41 m²
- KITCHEN 10 m²
- BEDROOM 11 m² with closet
- BEDROOM 14 m² with closet
- BEDROOM 13 m² with closet
- TOILET
- BATHROOM 6 m²

Upstairs (tower)

- OFFICE/BEDROOM 8.5 m²

Beautiful wooded land all around the house of over 4000 m²

LOCAL TAXES

Taxe foncière: 1200 EUR

First amenities in SERS 2.5 km away.

18 km from ANGOULEME

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

NOTES