

## Spacious 1980s Home with Beautiful Garden near Villebois-Lavalette & Angoulême

EXCLUSIVE



## INFORMATION

Town:	Gardes-le-Pontaroux
Department:	Charente
Bed:	3
Bath:	2
Floor:	126 m <sup>2</sup>
Plot Size:	7177 m <sup>2</sup>

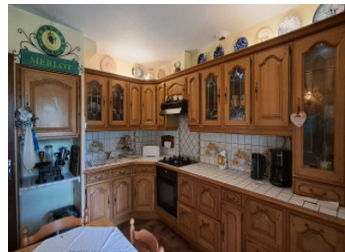
## IN BRIEF

Located close to Villebois-Lavalette and within easy reach of Angoulême, this well-maintained 1980s detached home offers generous living space and a practical layout.

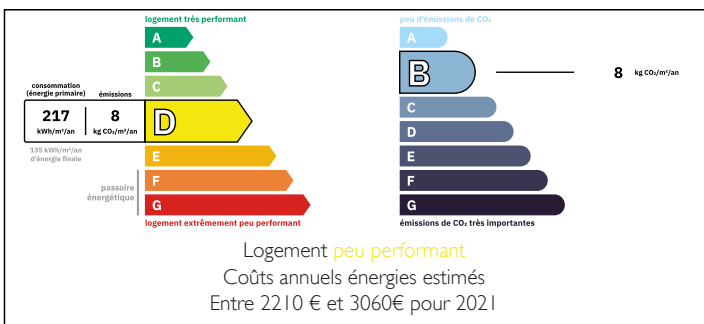
The property comprises a large entrance hall, a bright living/dining room with fireplace and French doors opening onto the garden, and a spacious kitchen with terrace access. There are two ground-floor bedrooms (one with washbasin), a bathroom, WC, utility room, and pantry.

Upstairs, a large mezzanine (currently an art studio) also serves as a bedroom and includes a small en-suite shower room.

Additional features include a large garage, a smaller adjoining garage, and a beautiful enclosed garden with mature trees.

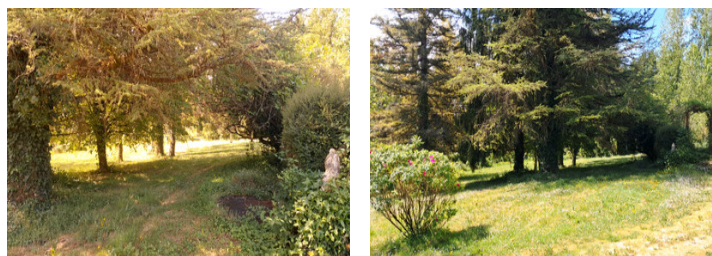


## ENERGY - DPE



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.



## LOCAL TAXES

Taxe foncière:	1200 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

Situated in a peaceful setting close to Villebois-Lavalette and within easy reach of Angoulême, this well-built 1980s detached home offers generous living space, a practical layout, and a lovely enclosed garden with mature trees.

Upon entering, you are welcomed by a large entrance hall that sets the tone for the spacious feel throughout the property. To the left, a bright and airy living/dining room features a fireplace and double-glazed French windows opening directly onto the garden, as well as access to the adjoining garage—ideal for indoor-outdoor living.

To the right of the entrance hall, a large kitchen with French windows leads onto a terrace, a perfect spot to enjoy a morning coffee overlooking the garden.

The hallway continues to provide access to:

- A WC
- A family bathroom
- A utility room and pantry
- A small garage
- Two comfortable bedrooms, one of which benefits from a washbasin

Above the living space, a generous mezzanine adds versatility and character. Currently used as an art studio, it also serves as an additional bedroom and includes a small en-suite with shower and WC.

The property also benefits from a large adjoining garage, offering ample storage or workshop space.

Outside, the fully enclosed garden is a real highlight, with mature trees providing shade, privacy, and a peaceful environment—ideal for families or gardening enthusiasts.

Built in the 1990s, this home offers a more modern and functional layout compared to traditional stone houses in the area, while still enjoying a charming