

A charming basement house with 3 bedrooms, garage, and beautiful views of the countryside



INFORMATION

Town:	Rougnac
Department:	Charente
Bed:	3
Bath:	1
Floor:	105 m ²
Plot Size:	2255 m ²

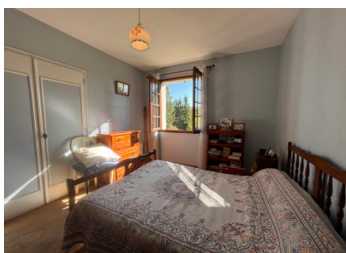


IN BRIEF

Less than 20 minutes from Angoulême, this basement house in the village of Rougnac features a bright living room with a fireplace, a kitchen-diner, three cosy bedrooms and a bathroom.

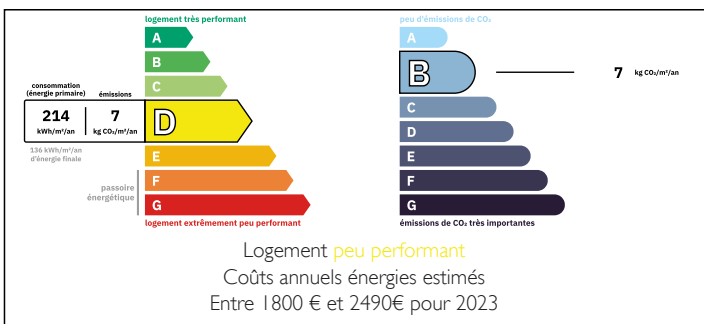


An adjoining garage, which could be converted into an extra room, and a basement of over 100 m² complete the property.



Outside, the fully enclosed garden offers lovely views of the countryside.

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:

This house, with approximately 105 m² of living space, comprises a large entrance hall leading to:

- a bright living room with a fireplace 30 m²
- a kitchen-diner 17 m²
- three bedrooms of 12, 12 and 10 m² (with fitted wardrobes)
- a bright bathroom
- a separate toilet

Attached garage of approximately 25 m² and a 100 m² basement area with cellar.

The 2,255 m² plot is fully enclosed and offers unobstructed views of the countryside. A quiet and peaceful setting.

LOCAL TAXES

Taxe foncière: **928 EUR**

LOCATION:

The house is ideally situated in the heart of the village of Rougnac, right next to the school, and 20 minutes from Angoulême (TGV station: Bordeaux 45 mins / Paris Montparnasse 2 hours).

There are plenty of walking and cycling routes starting right from the house.

A wonderful opportunity for a family looking for a peaceful living environment, or for anyone wishing to enjoy the countryside without sacrificing proximity to the town.

ADDITIONAL INFORMATION:

- Year built: 1984
- Private sewage system (septic tank)
- Double-glazed wooden windows
- Electric heaters
- Council tax: €930
- No structural work required

NOTES