

Detached property of 120m with a good-sized garden just 15 minutes from Angoulême



## INFORMATION

Town:	Roulet-Saint-Estèphe
Department:	Charente
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	1134 m2



## IN BRIEF

Detached house of approximately 120 m<sup>2</sup>, on a plot of 1134m<sup>2</sup>, located in Roulet Saint-Estèphe, 15 km from Angoulême.



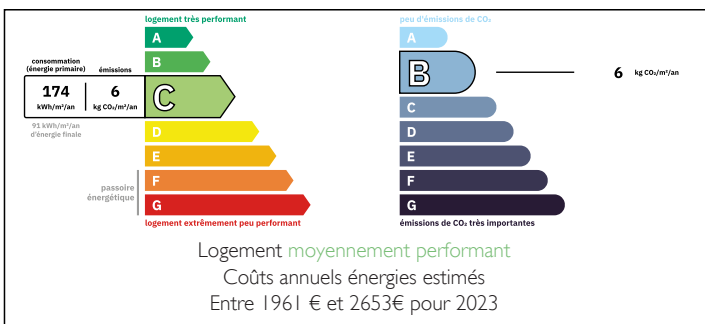
It consists of a fitted kitchen, a large living room, 4 bedrooms with closets (including 2 on the ground floor), an office, 2 shower rooms, 2 separate toilets, and a laundry room.



Outside, there is a fully enclosed garden with an electric gate and a garden shed.

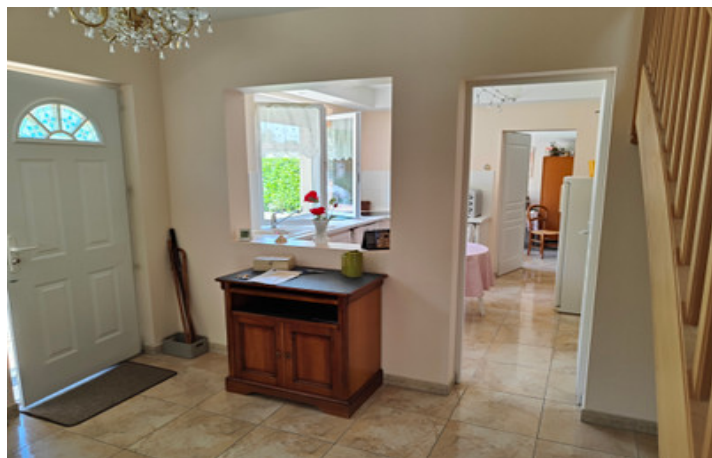
Individual drainage system compliant with regulations.

## 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

Detached house of approximately 120 m<sup>2</sup>, on a plot of 1134m<sup>2</sup>, located in Roullet Saint-Estèphe, 15 km from Angoulême.

It consists of a fitted kitchen, a large living room, 4 bedrooms with closets (including 2 on the ground floor), an office, 2 shower rooms, 2 separate toilets, and a laundry room.

Outside, there is a fully enclosed garden with an electric gate and a garden shed.

Individual drainage system compliant with regulations.

Details:

Ground floor:

Living room with aluminum sliding glass doors  
Fitted kitchen  
Laundry room/pantry with access to the garden  
2 bedrooms, including 1 with a large closet  
Separate wall-hung toilet  
Shower room with sink, bidet, and heated towel rail

Upstairs:

Landing: open space (office, small lounge, etc.)  
2 attic bedrooms with closets and storage  
Shower room with sink  
Separate wall-hung toilet

Exterior:

Retractable awning  
Electric gate  
Garden shed with roof overhang

Year of construction: 1973

Technical features:

## LOCAL TAXES

Taxe habitation: EUR

## NOTES