



Detached Villa Style House with Landscaped Garden



Agenten-Info

Name:	David Evans
Name der Firma:	Cle France Ltd
Land:	Vereinigtes Königreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+44 (1440) 820-358
Sprachen:	English, French
Webseite:	https://clefrance.co.uk

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 245,259.01

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Voeuil-et-Giget
Postleitzahl:	16400
Veröffentlicht:	20.04.2026

Beschreibung:

Located in a quiet and sought-after area, close to schools and less than 10 minutes from Angouleme, this 1978 house offers a pleasant living environment, ideal for a family. From the moment you enter, you'll discover a warm and inviting interior.

The house features a 11.60 m² fitted kitchen with French doors, as well as a beautiful 43 m² living area comprising a living room and lounge with a fireplace, perfect for entertaining. From the living room, a staircase leads to an 18 m² mezzanine, which could easily serve as a fourth bedroom, office, or relaxation space.

The well-separated sleeping area consists of three bedrooms measuring 10.70 m², 12.15 m², and 14.50 m², a 5.60 m² shower room, and a large WC with a washbasin.

Outside, you'll enjoy a large, covered terrace, enclosed on three sides, measuring 33 m², ideal for extending the seasons and enjoying the garden in complete tranquility. The house also includes: a ground-floor garage with a laundry area, a second garage in the basement measuring 45 m², and a cellar.



Comfort and amenities: - Oil-fired central heating with a recently installed boiler (Viessmann, 2021) - Double-glazed wooden windows (except for the kitchen bay window) - Attic insulation redone in 2020. To be planned: - Electrical panel upgrade to current standards - general refurbishment.

A house full of potential, offering spacious rooms and a peaceful living environment, ready to be personalised to your liking.

The department of Charente is located in the centre-west of France and is part of the Poitou-Charentes region along with Deux Sevres, Charente Maritime and the Vienne department.

Its name as is often the case comes from the river Charente which snakes through the department. Two local dialects are spoken in the area, Saintongeais in the west and Occitan to the east.

Charente is a thriving department for several reasons, Cognac production is one of the most interesting and profitable industries, the export level of approx. 95% is a success, the consumption in France being only 5% (some say they keep the best 5% in France!).

The department has many typical towns, Angouleme in the south east for example hosts an international festival that attracts hundreds of visitors and is not to be missed.

The region is popular with hikers, bikers and nature lovers who like to discover the woodlands, lakes and streams that are part of this amazing landscape.

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

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Allgemein

Schlafzimmer: 4
Badezimmer: 2
Grundstücksgröße: 2700 m²

Zimmerdetails

Innenausstattung: Fitted kitchen

Versorgungsdetails

Heizung: Ja

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID: IX8.388.762

