



## Detached Villa Style House with Landscaped Garden



### Information de l'agent

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Specialties:	
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 245,259.01

#### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Voeuil-et-Giget
Indicatif régional:	16400
Soumis:	20/04/2026

#### Description:

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.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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## Commun

Chambres: 4  
Salle de bains: 2  
Dimensions du lot: 2700 m<sup>2</sup>

## Room details

Indoor Features: Fitted kitchen

## Utility details

Heating: Oui

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.388.762

