

Immaculate detached 3 bedroom house, in-ground heated pool, mature garden and garage suitable for a motorhome.



INFORMATION

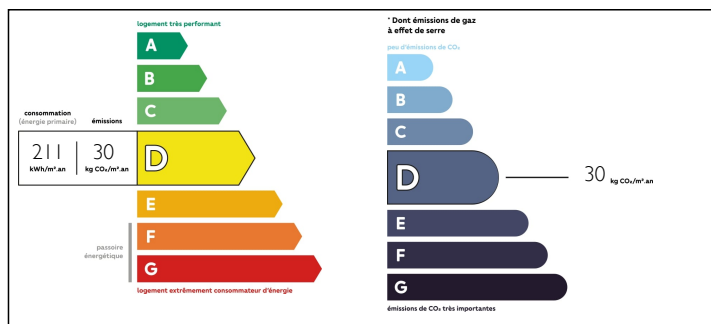
Town:	Terres-de-Haute-Charente
Department:	Charente
Bed:	3
Bath:	2
Floor:	106 m2
Plot Size:	3082 m2

IN BRIEF

An excellent price for this very well maintained property needing no work. The nearest town is Roumazières Loubert. Very good access to network of main roads leading to the beautiful cities of Angoulême and Limoges.

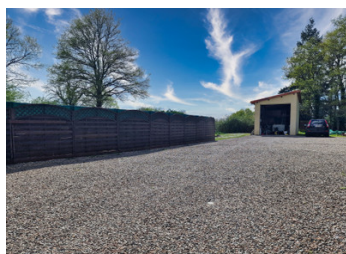


ENERGY - DPE



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

GROUND FLOOR:

Kitchen/Living Room (33.38m²): This area features a fitted oak kitchen with integrated appliances, a woodburner, and patio doors leading to the covered terrace (22.14m²).

Utility Room (4.12m²)

Bathroom (3.56m²): Equipped with a shower, basin, and toilet.

Bedroom 1 (11.50m²): Includes fitted wardrobes.

Bedroom 2 (16.14m²): This bedroom also has fitted wardrobes, French doors opening onto the terrace, and an ensuite bathroom (5.21m²) with a bath, basin, and toilet.

FIRST FLOOR:

A character Room (35.68m²) that can serve as either bedroom 3 or a sitting room. It has a pointed stone wall and beams, offering a lovely view across the garden.

At the rear of the house is a very useful covered terraced with a tiled floor that could potentially be enclosed to create further habitable space.

Steps from here lead up to an established and well maintained garden featuring a pretty fishpond.

The heated inground swimming pool 9x4.5m, has a solid dome cover that pulls across, providing both safety and potentially extending the swimming season by retaining heat. Being a saltwater pool omits the need for chlorine too. The pool area is enclosed providing safety for animals or children, with plenty of room for sunloungers or for enjoying a BBQ around the pool.

A large gravel driveway with ample parking leads up to the detached garage which is large enough to accommodate a motorhome, or for providing secure storage for other vehicles or belongings.

Other useful features of the property include a designated area for keeping chickens, allowing for daily fresh eggs, a composting...

LOCAL TAXES

Taxe foncière: 1290 EUR

NOTES