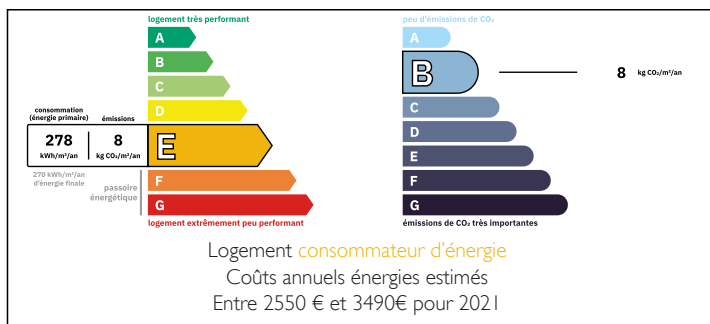


Tastefully renovated former wine storehouse, 4 beds, pool, large garden, quiet location close to amenities

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Édon
Department:	Charente
Bed:	4
Bath:	2
Floor:	171 m²
Plot Size:	16072 m²

IN BRIEF

VIDEO AVAILABLE ON REQUEST

This magnificent property is located in a small and quiet hamlet 25 mins from Angoulême, at the gateway to the Dordogne.

It offers around 171 m² of living space, comprising a large living room with high ceilings, a fitted kitchen, 4 bedrooms and 2 bathrooms.

The house is in perfect condition and needs no work.

The exterior has been just as well cared for as the interior: large asphalt courtyard and quality fittings all around the property. Electric gate.

The 1.5 hectares of fully enclosed grounds are planted with trees and include a 10 x 5 swimming pool (liner changed in 2023) and a pool house. One

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 171 m² house comprises :

Ground floor:

- Large living room with fireplace: 62 m²
- Fitted kitchen: 19 m²
- Bedroom 1: 16 m² with dressing room
- Bedroom 2: 12 m² with dressing room
- Bathroom
- WC

First floor:

- Bedroom 3: 17 m² which can be divided into two rooms (11 m² and 6 m²)
- Bedroom 4: 11 m²
- Shower room with WC

Plans, additional photos and videos available on request.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1529 EUR

Taxe habitation: EUR

NOTES