

Spacious 3 BED, 2 BATH, terraced house, separate BARN. With-in a co-property. GARDEN and shared SWIMMING POOL



INFORMATION

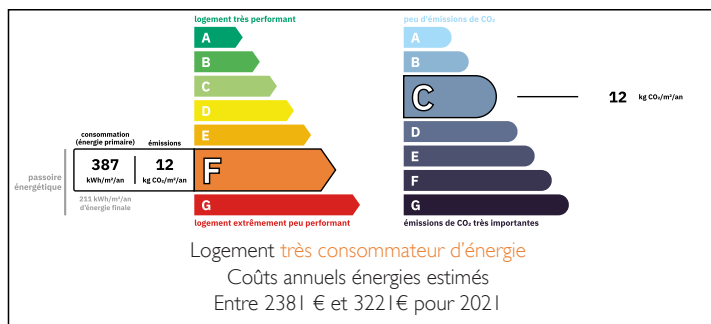
Town:	Nonac
Department:	Charente
Bed:	3
Bath:	2
Floor:	115 m2
Plot Size:	0 m2



IN BRIEF

A spacious 3 bedroomed house with-in a co-property of 4 attached properties. The annual charges of €1500 covers the insurance of the building, the maintenance of the pool and garden along with the electricity and water for the running of the pool. Making this property a stress-free home or holiday home. No work required, and the house could be sold fully furnished.

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

SITTING ROOM (32m²) with beamed ceiling and stairs to first floor

DINING ROOM (26.5m²) with an attractive stone chimney which houses a wood burning stove

KITCHEN (18m²) opening into the dining room. Fully fitted kitchen with a separate utility room with plumbing for a washing machine and housing 1 of the 2 hot water heaters. Doors with access to the garden. Stairs to the en-suite mezzanine bedroom. The ground floor has a tiled floor.

1st floor

BEDROOM 1 (11.8m²) opening onto the balcony with far-reaching views

BEDROOM 2 (9m²) plus fitted cupboards. Door opening onto the balcony

FAMILY SHOWER ROOM (4.5m²) W.C. basin, walk-in shower, heated towel rail and cupboard.

MEZZANINE BEDROOM (17m²) with good ceiling height, EN-SUITE BATHROOM, bath with shower, basin W.C. and heated towel rail.

Separate BARN (approximately 80m²) with a recent roof, and workshop area with concrete floor.

Shared SWIMMING POOL which has a security fence, GARDEN and PARKING

The property benefits from;

Double glazing

Septic tank which conforms to today's standards (installed 2024)

Modern Electric radiators

Co-owned building of 4 units

Provisional annual charges: 1000€

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

LOCAL TAXES

Taxe habitation: EUR

NOTES