

Pleasant recent 3-bedroom house, including a master suite, with swimming pool and lovely views, outbuilding.



## INFORMATION

Town:	Charras
Department:	Charente
Bed:	3
Bath:	2
Floor:	110 m <sup>2</sup>
Plot Size:	3000 m <sup>2</sup>



## IN BRIEF

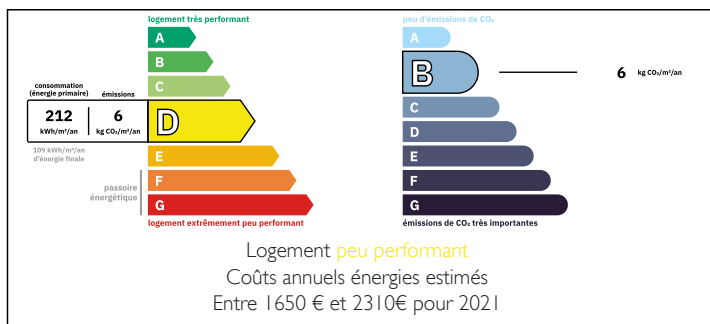
This charming single-storey house, built in 2009, is located on the outskirts of the village of Charras, in a peaceful setting yet within easy walking distance of the shops and school.

Just 10 minutes from the villages of Marthon and Villebois, and around 20 minutes from Angoulême TGV station, this house is ideally located, combining peace and quiet with easy access.

Set back from the road, this house offers a large, light-filled living room thanks to its bay window with uninterrupted views over the countryside. It has three spacious bedrooms, including a master suite with dressing room and shower room, as well as a functional storeroom/laundry room.

Outside, you will enjoy a nice pool, a practical garden shed and a two-storey outbuilding with a floor area of 80 m<sup>2</sup>, ideal for storage, a workshop or

## ENERGY - DPE



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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

This single-storey house, built in 2009, will win you over with its charm and comfort.

Ideally located on the outskirts of the village of Charras, it offers a peaceful living environment, with the shops and school just a few minutes away on foot. You'll be able to enjoy the peace and quiet of the countryside while having all the amenities you need for everyday life close at hand.

Just 10 minutes from the villages of Marthon and Villebois, and around 20 minutes from Angoulême's TGV train station, this house boasts a strategic location, perfect for combining a quiet lifestyle with a quick commute.

Sheltered from view and set back from the road, this house opens onto a vast, light-filled living room of around 50 m<sup>2</sup>, bathed in natural light through its large bay window, offering uninterrupted views over the countryside.

The sleeping area comprises two bedrooms of approx. 10 m<sup>2</sup> each, a master suite with French doors opening onto the garden, dressing room and shower room.

A pantry/laundry room with access to the outside completes this functional living space, ideal for everyday needs.

Outside, there is an 8 m x 4 m chlorine swimming pool with garden shed and pool cleaner.

A large two-storey outbuilding with a floor area of 80 m<sup>2</sup> offers a wealth of possibilities. Whether you need storage, a workshop for your creative projects, or space to park your vehicles, this layout can be adapted to suit your every need.

This property represents the perfect balance...

## LOCAL TAXES

**Taxe foncière: 926 EUR**

## NOTES