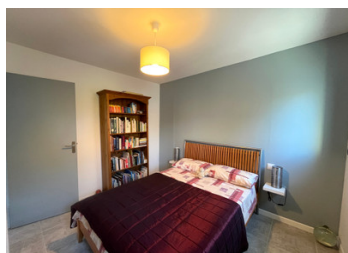


Pleasant, light, low-energy house with 2/3 bedrooms, a large garden with views, and comfortable living room!



INFORMATION

Town:	Mainzac
Department:	Charente
Bed:	3
Bath:	2
Floor:	116 m2
Plot Size:	3230 m2



IN BRIEF

This contemporary house designed by an architect is located in the heart of the village of Mainzac, ideally placed just 10/15 minutes from the shops in Montbron, Charras, Marthon and Javerlhac.

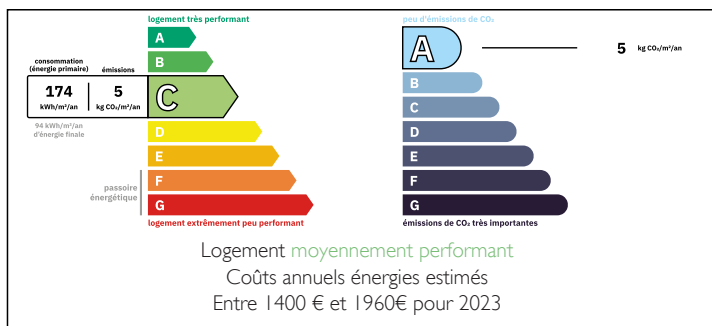
This functional, low-energy single-storey home boasts a bright living room with large picture windows opening onto a sunny south-facing terrace (sunblind).

The night area comprises a master suite, a second bedroom of around 10 m² and a study that could easily become a third bedroom. A bathroom, separate WC and laundry area complete the space.

Outside, there are two terraces:

- On the south side, accessible from the living room, perfect for relaxing moments
- North-facing, with uninterrupted views over the countryside.

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

This charming house is ideally located in a peaceful setting, less than 15 minutes from the shops and schools of Montbron, Charras, Marthon and Javerlhac.

The house is entirely on one level and offers :

- a pleasant, light-filled 60 m² living room with fitted kitchen.
- a 16 m² master bedroom with en suite shower room
- a second 11 m² bedroom
- a 7 m² study
- a bathroom
- a functional laundry area
- separate toilet

A 30 m² garage completes the property.

All the windows and patio doors have electrically operated insulated shutters.

- + Hot water produced by solar panels
- + Photovoltaic panels
- + Electric heating
- + Wood-burning stove in living room
- + Internet fibre
- + Compliant septic tank
- + Land with fruit trees
- + Wildlife pond

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

LOCAL TAXES

Taxe foncière: 798 EUR

Taxe habitation: EUR

NOTES