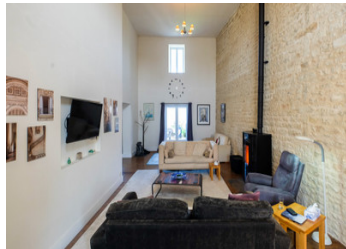
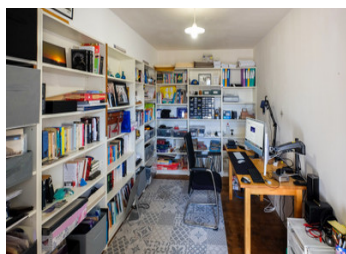


4/5 bedroom fabulous family home - superb condition and ready to move into!



INFORMATION

Town:	Villeneuve-la-Comtesse
Department:	Charente-Maritime
Bed:	5
Bath:	3
Floor:	215 m2
Plot Size:	1030 m2

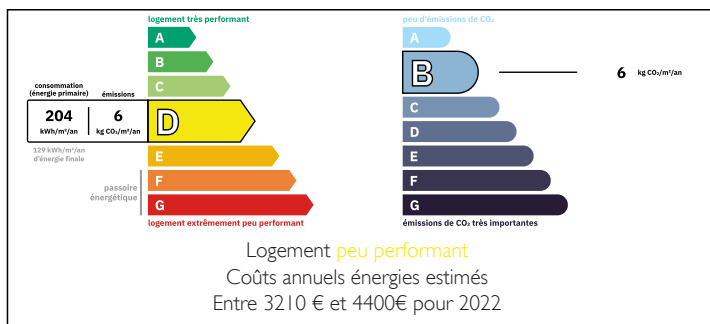


IN BRIEF

4/5 Bedroom family home in a very contemporary style. Beautifully maintained and ready to move into.

Two mins walk to commerces, local schools etc and 15 mins to St Jean D'Angely for all other commerces, cinema, theatre etc etc

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

Spacious Family Home

This beautifully designed contemporary home offers generous living spaces, modern comforts, and a great setting. Situated in a charming village with commerces a short walk and schools, this property is ideal for family living with its spacious layout and adaptable rooms.

Ground Floor:

Entrance Hall (18.5m²): A welcoming and spacious entryway.

Double Aspect Salon (30m²): A stunning family space with a soaring 6m ceiling, flooded with natural light. Heated by a pellet stove, this room opens directly onto the rear garden.

Fully Fitted Kitchen (28m²): A well-equipped and stylish kitchen with doors leading to the garden, perfect for entertaining.

Second Salon/Workroom/bedroom (28m²): A versatile space also opening onto the garden. Includes a separate shower room and WC, making it ideal for use as a large ground-floor bedroom suite if desired.

Studio Office (13m²): A private workspace located off the entrance hall.

First Floor:

Four Double Bedrooms:

Bedroom 1: 11m² - single bedroom / office

Bedroom 2: 15m² - double bedroom

Bedroom 3: 18.5m² - double bedroom

Two family bathrooms 10m², 12m²

LOCAL TAXES

Taxe foncière: 1269 EUR

Taxe habitation: EUR

NOTES