

Magnificent modern house recently built with 1653m of land, calm spot close to Barbezieux.

EXCLUSIVE



INFORMATION

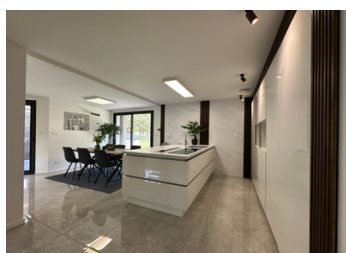
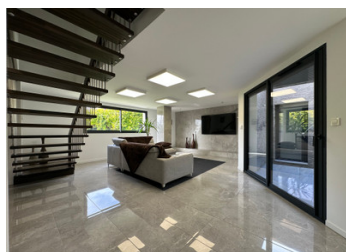
Town:	Barbezieux-Saint-Hilaire
Department:	Charente
Bed:	4
Bath:	1
Floor:	140 m2
Plot Size:	1653 m2

IN BRIEF

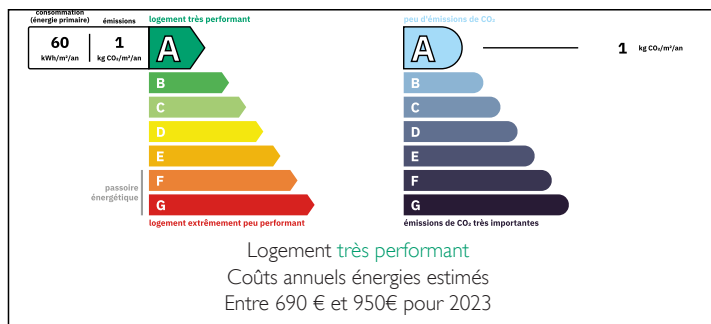
This superb villa with flat roof has recently been built with excellent quality materials, maximum insulation fitted.

Not far from Barbezieux the property sits in a calm spot not too far from amenities.

There is no work to be done on the property, it is connected to mains drainage, heated flooring with heat pump and irreversible air conditioning which shall be shortly installed.

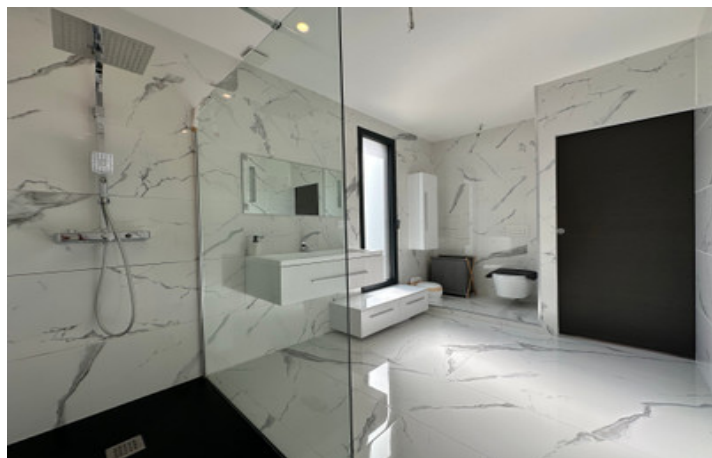


ENERGY - DPE



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

The house offers around 140m², composed of a large living area with lounge/dining room, fitted kitchen with storage.

Access onto the private terrace from the large sliding doors.

Hallway leading to a boiler room/laundry area and independant WC.

A beautiful handmade staircase leads to the first floor where you will find 3 bedrooms one of which has a balcony and walk in wardrobe with shower room.

Attached to the house (but still being independant) is another spare room which could be used as an extra bedroom, it is currently used as a storage area.

Must be seen soon!

Finishing touches are to be done but no major work.

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