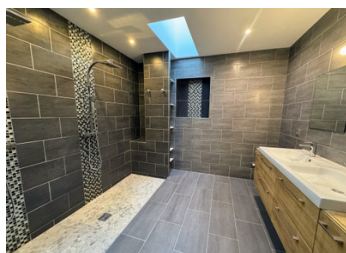


Contemporary 260 m house with pool, cinema, and large enclosed garden. Close to Chalais & Aubeterre.



## INFORMATION

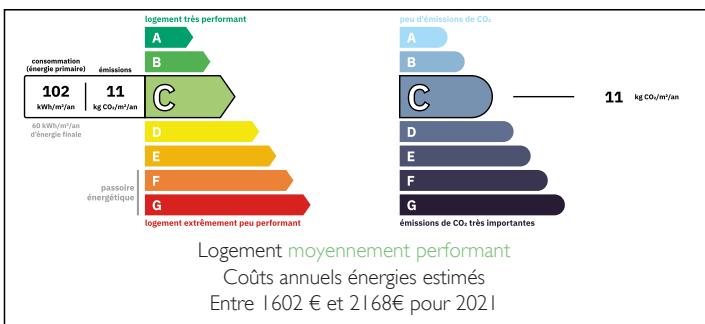
Town:	Orival
Department:	Charente
Bed:	5
Bath:	2
Floor:	234 m2
Plot Size:	2676 m2



## IN BRIEF

Orival enjoys a privileged location, just a few minutes from Chalais with all its amenities (shops, schools, train station, medical centre, associations). Angoulême can be reached in 40 minutes by car or 30 minutes by train, Bordeaux in 1 hour (by train or car), and the airport in 1 hour 20 minutes.

## 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

Located in the peaceful countryside of Orival, this beautifully maintained 260 m<sup>2</sup> contemporary property offers the perfect balance between spacious family living and modern comfort. Set on a fully enclosed plot of 2,676 m<sup>2</sup>, it's the ideal setting for those seeking tranquillity without compromising on convenience.

Outside, enjoy relaxing or entertaining on the large covered terrace, or cool off in the 10m x5m swimming pool on sunny days with family and friends.

Step through entrance door into a bright, welcoming interior. Built in 2005, the house has been extended, updated in line with modern tastes, and carefully maintained throughout. It boasts seven main rooms, including four generously sized bedrooms (ranging from 11 to 17 m<sup>2</sup>), a playroom on the ground floor, and a superb 30 m<sup>2</sup> master suite upstairs with its own dressing area.

The spacious family bathroom offers approximately 10 m<sup>2</sup> with a double walk-in shower, double basin unit, and separate W.C. There is also the potential to create a second bathroom if required.

The heart of the home is the open-plan living area of 55 m<sup>2</sup>, with a stylish, fully equipped American-style kitchen leading into the dining and lounge area — a warm and inviting space perfect for family life. This room also provides access to a stunning 50 m<sup>2</sup> cinema room, ideal for entertaining or unwinding.

For year-round comfort, the property is well-insulated and equipped with a reversible heat pump system providing both heating and air conditioning.

Additional features include:

A 55 m<sup>2</sup> basement with double garage, wine...

## LOCAL TAXES

Taxe foncière: 1700 EUR

## NOTES