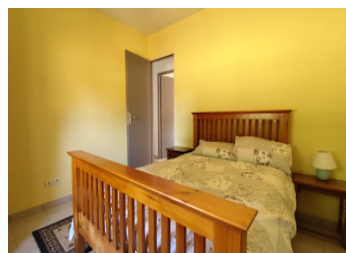


A stylish, detached single-storey home built in 2006, set within approx. 4 acres of land.



INFORMATION

Town:	Benest
Department:	Charente
Bed:	4
Bath:	2
Floor:	122 m2
Plot Size:	19000 m2



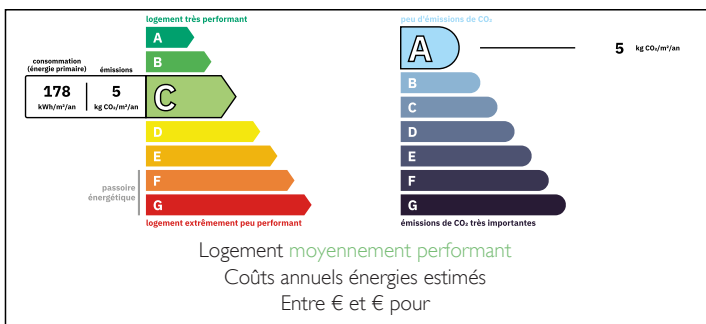
IN BRIEF

This well-presented property offers four spacious bedrooms, including a principal suite with en-suite, plus a modern family bathroom.

The bright, open-plan living area includes a contemporary kitchen, dining space, and lounge with patio doors accessing a wooden terrace offering views across the properties land. Ideal for those seeking peace, space, and versatility, the land offers potential for equestrian use, hobby farming, or simple enjoyment.

With ample parking and a private rural setting, this is a rare opportunity not to be missed.

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

In greater detail:-

On one level

Lounge-Kitchen-dining 52m²

Utility 7m²

Study 6m²

corridor leading to bedrooms and bathroom

Bedroom 1 inc. ensuite with jacuzzi bath 19m²

Bedroom 2 11.5m²

Bedroom 3 10.5m²

Bedroom 4 10.5m²

Shower room with Italian shower 7m²

Garage 60m²

garden and land

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

LOCAL TAXES

Taxe foncière: 1255 EUR

NOTES