





## DESCRIPTION

Handily located just 2.5 km from the market town of Chef-Boutonne (a 10 minute cycle ride or 25 minute walk) with all of its amenities, this beautifully presented, light-filled 3-bedroom village house offers the very best of stylish, comfortable living coupled with a wonderfully designed and landscaped garden too.

The front garden offers a good-sized driveway (space for 3 cars) and access to the garage. A pathway leads up to a front terrace and the front door. Inside, the property consists of :

- Entrance hall (3m<sup>2</sup>) with glazed double doors through to the reception rooms

- Kitchen / Lounge / Diner (38m<sup>2</sup>) with a modern, integrated and equipped kitchen (integrated dishwasher, oven, microwave/grill and fridge/freezer), central island, a good-sized dining area and a lovely living room with a modern wood-burning stove. Direct access via sliding patio doors onto the rear terrace / balcony with retractable sun-blind over the outdoor dining area and steps down into the garden.

- Bedroom 1 (11m<sup>2</sup>) Double aspect

- Corridor (8m<sup>2</sup>) with access to stairs down to the garden level.

- Bedroom 2 (10m<sup>2</sup>) with built in wardrobe

- Shower room (6m<sup>2</sup>) with large walk-in shower, WC and wash-hand basin

Garden-Level :

- Bedroom 3 (12m<sup>2</sup>) with WC and wash-hand basin (3m<sup>2</sup>)

- Summer kitchen / laundry room (10m<sup>2</sup>) including the newly-installed boiler for the heat-pump central

## LOCAL TAXES

Taxe foncière: **928 EUR**

Taxe habitation: **EUR**

## NOTES