

Beautiful 180 m family home with garage on a lovely 1,231 m wooded plot, 4 km from Barbezieux.

EXCLUSIVE



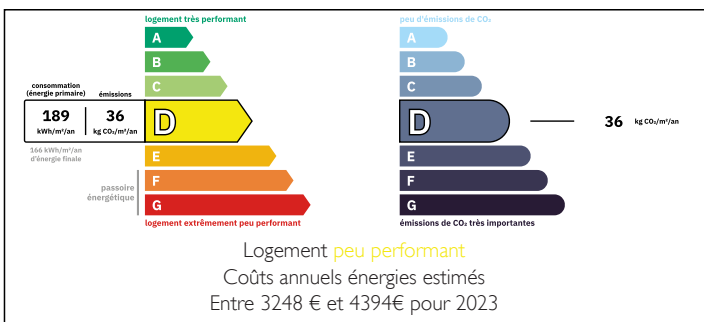
## INFORMATION

Town:	Saint-Médard
Department:	Charente
Bed:	4
Bath:	1
Floor:	180 m <sup>2</sup>
Plot Size:	1231 m <sup>2</sup>

## IN BRIEF

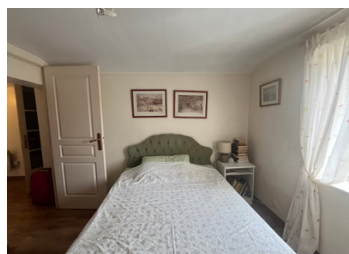
This charming house with 180 m<sup>2</sup> of living space, nestled on a beautiful 1,231 m<sup>2</sup> plot of land with trees and flowers, is made for you. It offers beautiful volumes and a pleasant living environment just a few kilometres from Barbezieux and all its amenities. As soon as you enter, you will be charmed by its spacious rooms and warm atmosphere. The large living room with its fireplace is perfect for relaxing and enjoying convivial evenings. The open-plan fitted kitchen also opens onto a pleasant, bright lounge where you can share meals with your family. The ground floor also includes a study, a laundry room, a storage room, a toilet, a boiler room and an adjoining garage. Upstairs, the sleeping area offers four beautiful bedrooms, including a master suite with a dressing room and private shower room, a...

## 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

- 180 m<sup>2</sup> house comprising: the square metres are approximate  
a living room (54 m<sup>2</sup>), an office (8.5 m<sup>2</sup>), a kitchen (19 m<sup>2</sup>), a lounge (13 m<sup>2</sup>), a laundry room (8 m<sup>2</sup>), a boiler room, a storage room, a garage (37 m<sup>2</sup>), an entrance hall (10 m<sup>2</sup>), a cellar (23 m<sup>2</sup>), 4 bedrooms, a shower room, a dressing room, a bathroom, 2 toilets, a lean-to.

- 1,231 m<sup>2</sup> plot

- Double glazing, oil-fired heating. Sanitation compliant with standards.

-----

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