

Beautiful, fully furnished, 3 bed, 3 bath, home including self contained guest accommodation.

EXCLUSIVE



## INFORMATION

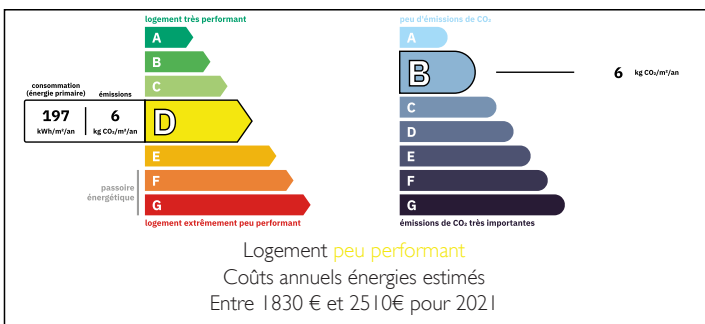
Town:	Saint-Maurice-des-Lions
Department:	Charente
Bed:	3
Bath:	3
Floor:	161 m2
Plot Size:	1785 m2



## IN BRIEF

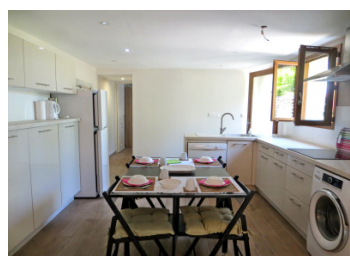
This is an exceptional, 'fully furnished', property which offers a two bedroom bungalow and a completely self contained one or two bedroom apartment on the converted 'lower ground' floor. The main house has an open plan lounge/diner, fully fitted kitchen, two bedrooms with two bathrooms and a covered terrace. Double doors open from the lounge, the Kitchen and one of the bedrooms onto the front terrace with magnificent views over the surrounding countryside. Underneath the main house is a separate annex with open plan Kitchen/lounge/diner, double bedroom, bathroom and additional room which could be an office or second bedroom. There is also a double garage. What are you waiting for !

## 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

Set in the beautiful 'rolling', Charente countryside with wonderful views, this perfect house is less than a kilometre from local butchers, bakers, chemist, bar, restaurant and just 4km from the heart of the picturesque Market town of Confolens and less than an hour from the airport at Limoges.

Surrounded by a professionally landscaped garden, this house gives you the best of both worlds, with a lovely, two bed Bungalow home and an equally lovely self contained apartment underneath to be used by family and friends or as a potential income. A path through the garden gently rises up to the front door of the main house.

Inside is a spacious entrance hall.

To the right is an open plan 'L' shaped Lounge/Diner 36m<sup>2</sup> with a windows overlooking the rear garden and double doors opening onto the terrace at the front.

There is a modern wood burner in here as well as electric radiators throughout the house.

To the left of the entrance hall is the fully fitted kitchen with moveable centre isle and doors onto the front terrace.

Further along the corridor is the first bedroom facing the rear of the house 16m<sup>2</sup> and a family bathroom 8m<sup>2</sup>

The principle bedroom has double doors to the front terrace and an ensuite bathroom overlooking the back garden 26m<sup>2</sup>.

There is also a covered terrace at the side of the house.

If you walk back down the pathway through the garden and around the side of the house you will find a double garage...

## LOCAL TAXES

Taxe foncière: 1324 EUR

Taxe habitation: EUR

## NOTES