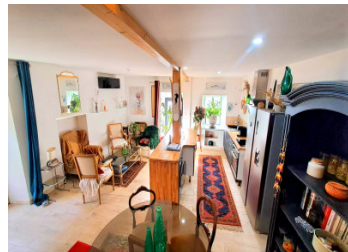
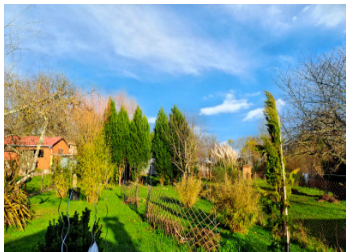


Modern 2 bed , 2 bathroom property, with separate 1 bed self contained gite, large garden and garage



INFORMATION

Town:	Terres-de-Haute-Charente
Department:	Charente
Bed:	3
Bath:	3
Floor:	95 m2
Plot Size:	624 m2



IN BRIEF

This attractive property offers a spacious open-plan living, dining and kitchen area, complemented by two well-proportioned bedrooms, each with its own en-suite bathroom, along with a separate WC. The house benefits from aluminium roller shutters, an air-to air heat pump reversible air conditioning, and a Video surveillance system for comfort and security. The property benefits from fibre also.

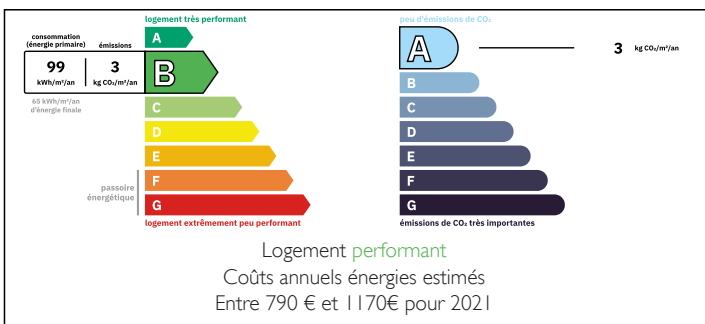


Externally, there is a covered parking area and a large barn with electricity, offering excellent storage or potential for further use. A separate, self-contained one-bedroom gîte with en-suite bathroom is arranged around a private courtyard, ideal for guests or rental income.



The property is set within a generous garden featuring fruit trees and a polytunnel, perfect for those seeking a semi-rural lifestyle with scope for home-grown produce.

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

House 1 offers approximately 66 m² of well-designed accommodation. The property comprises a bright open-plan kitchen, dining and living area of 33 m², ideal for modern living. There are two bedrooms of 10 m² each, both benefiting from en-suite shower rooms (3 m² and 2 m² respectively), along with a separate WC. The house is equipped with aluminium roller shutters, air-conditioning, air-source heating, and is connected to mains drainage.

In addition, there is a barn of 35 m² with electricity, offering excellent storage or potential for further use. A separate self-contained gîte of 29 m² provides attractive guest or rental accommodation, featuring an open-plan kitchen/living/dining area of 25 m² with a fabulous brick floor, a mezzanine sleeping area, and a separate 4 m² shower room.

The property sits within a 624 m² garden, planted with fruit trees and including a polytunnel, ideal for gardening enthusiasts.

This property is close to local swimming lakes, perfect for summer fun! It is also 15 minutes from Chabanais which has many amenities

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

LOCAL TAXES

Taxe foncière: 639 EUR

Taxe habitation: EUR

NOTES