

Superb property consisting of two detached houses in Bellevigne.



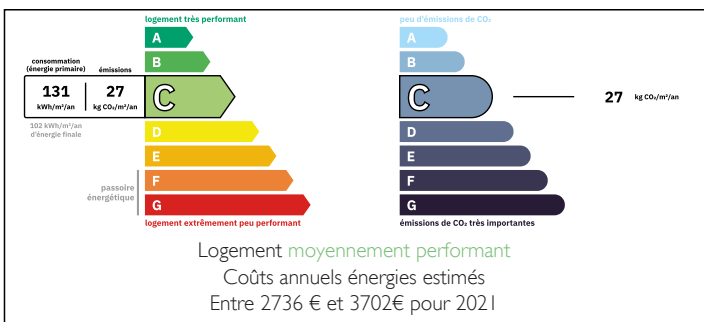
INFORMATION

Town:	Bellevigne
Department:	Charente
Bed:	6
Bath:	3
Floor:	360 m2
Plot Size:	5185 m2

IN BRIEF

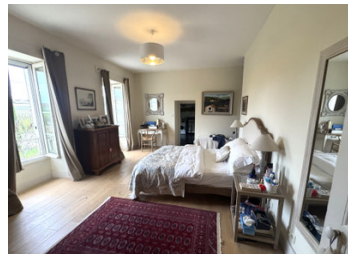
In the heart of a peaceful and unspoilt setting, discover this superb property comprising two charming Charente-style houses, offering spacious rooms and high-quality fixtures and fittings. The main house, measuring approximately 200 m², charms with its bright spaces and authenticity, featuring a large, light-filled dining room, a spacious, warm and refined living room, a functional and elegant kitchen, a WC and, upstairs, three bedrooms including a master suite with a huge shower room and an additional shower room. Outside, there are numerous outbuildings, a shed, a cellar and a heated swimming pool in an enclosed garden with trees, offering complete privacy. The second house at the rear, perfect for entertaining friends and family or as a rental property (currently rented out), comprises a large dining room, a kitchen, a toilet, a bedroom and, upstairs, two bedrooms, a shower...

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

First house:

- a dining room, a living room with fireplace, a kitchen, and a toilet on the ground floor
- upstairs, a large master bedroom with dressing room and bathroom, two bedrooms, and a shower room.
- numerous outbuildings, vehicle shed, pool room, lean-to, heated pool, enclosed garden.

Second house:

- a kitchen, a dining room with fireplace, a bedroom and a toilet
- upstairs, two bedrooms, a shower room, a toilet
- garage and garden.

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