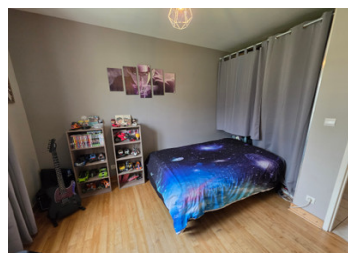


Single-storey 4-room residential house with a landscaped, enclosed garden.



## INFORMATION

Town:	Cellettes
Department:	Charente
Bed:	3
Bath:	1
Floor:	93 m <sup>2</sup>
Plot Size:	1384 m <sup>2</sup>

## IN BRIEF

Modern single-storey home combining comfort, functionality, and quality of life, ideally located in a quiet and pleasant environment.

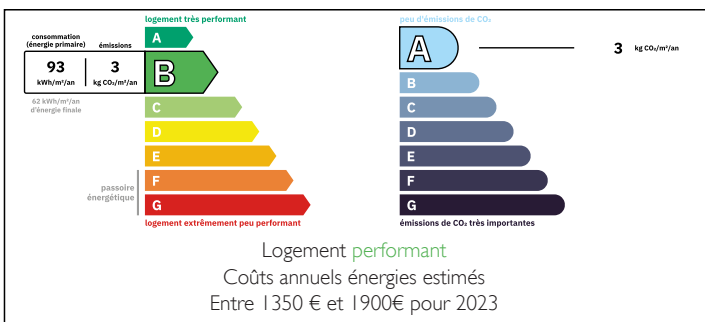
It features a bright and spacious living area with a lounge, dining room, and a modern, well-designed kitchen.

The sleeping area offers three comfortable bedrooms, complemented by a bathroom.

The layout is well optimized with smooth flow throughout, making the home particularly enjoyable for everyday living.

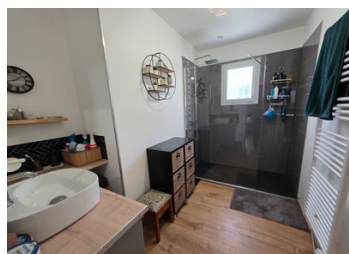
Outside, you will enjoy a fully enclosed, tree-lined garden, ensuring privacy and security, perfect for children, pets, or relaxing moments with family and friends.

## 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

The house comprises:

Entrance hall: 3.21 m<sup>2</sup>  
Kitchen: 10.60 m<sup>2</sup>  
Living/dining room: 33 m<sup>2</sup>  
Utility room: 7.16 m<sup>2</sup>  
Bathroom with towel rail: 5.60 m<sup>2</sup>  
Bedroom 1: 11.88 m<sup>2</sup>  
Bedroom 2: 10.86 m<sup>2</sup>  
Bedroom 3: 10.90 m<sup>2</sup>  
Bedroom 4 / garage: 14 m<sup>2</sup>

Year of construction: 2002  
Garage extension: 2007  
3,000L septic tank, compliant  
Heating: electric and wood  
Two new split air conditioning units

## LOCAL TAXES

Taxe habitation: EUR

## OUTSIDE

A fully enclosed and landscaped garden of 1,384 m<sup>2</sup>. The property is located just 5 minutes from the town of Mansle, with its restaurants and supermarket.

Contact me to arrange a viewing.

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

## NOTES