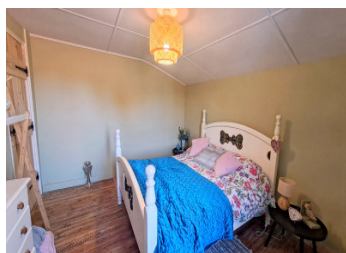


Beautifully renovated 4 bedroom family home with stunning gardens!



## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Nieuil              |
| Department: | Charente            |
| Bed:        | 4                   |
| Bath:       | 2                   |
| Floor:      | 178 m <sup>2</sup>  |
| Plot Size:  | 1872 m <sup>2</sup> |

## IN BRIEF

Detached property offering approximately 178 m<sup>2</sup> of habitable space, set within beautifully landscaped gardens of 1,872 m<sup>2</sup>. The grounds feature a terrace and pergola, along with ample parking.

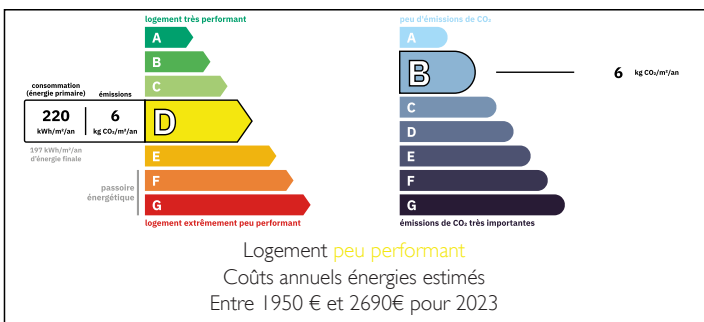
The house comprises 4 bedrooms and 2 bathrooms. Benefits include PVC double glazing, a roof in good condition, two wood-burning stoves, and electric heating. Energy performance rated D (DPE).

Additional features include a well and a compliant septic tank system.

Property is close to the town of Chasseneuil sur Bonnieure, with shops and schools.

This really is a must see property!

## 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

Spacious property offering approximately 178 m<sup>2</sup> of habitable space, set within 1,872 m<sup>2</sup> of beautifully landscaped, south-facing gardens with a distinctive Mediterranean feel.

The accommodation includes a generous 28 m<sup>2</sup> lounge with a log burner, a 17 m<sup>2</sup> dining room, and a 22 m<sup>2</sup> fitted kitchen with wood-burning stove and appliances included. A practical 8 m<sup>2</sup> utility area with fitted USB points adds convenience, along with a separate storage room featuring patio doors opening onto the garden.

There are four well-proportioned bedrooms: a superb 19 m<sup>2</sup> principal bedroom with a 12 m<sup>2</sup> dressing room, plus three further bedrooms of 17 m<sup>2</sup>, 13 m<sup>2</sup>, and 10 m<sup>2</sup>. The property benefits from two bathrooms: one of 7 m<sup>2</sup> with bath and separate shower, a separate 3 m<sup>2</sup> WC, and a second 10 m<sup>2</sup> bathroom with bath, overhead shower, and WC.

Additional features include PVC double glazing, electric radiators throughout, two wood-burning stoves, a roof in good condition, a compliant septic tank, and a well.

Outside, the exceptional gardens are thoughtfully landscaped and include a terrace, pergola, polytunnel, fruit trees, and raised vegetable beds. Ample parking is available for up to four vehicles.

A stunning home that must be seen to be fully appreciated.

The hamlet has a mini market, salon, new bar and restaurant, ( opening this summer) all within walking distance. and only 3ms to the busy town of Saint Claud. There is a school nearby. there are events in the summer including a huge brocante and lawn...

## LOCAL TAXES

Taxe foncière: 1114 EUR

Taxe habitation: EUR

## NOTES