

Family home with a living area of 198 m , featuring a 10 x 5 m swimming pool on a private plot of 1,792 m

EXCLUSIVE



INFORMATION

Town:	Roulet-Saint-Estèphe
Department:	Charente
Bed:	5
Bath:	5
Floor:	198 m2
Plot Size:	1792 m2

IN BRIEF

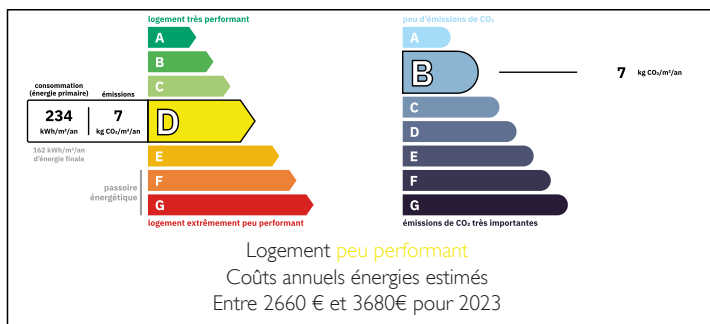
This spacious family property comprises a kitchen, living room, dining room, five bedrooms, a WC, a bathroom with WC, four shower rooms, an office, and a basement including a summer kitchen, an office, a double garage, and a workshop/garage.

The property also benefits from a fireplace with insert, a heat pump installed in 2023, a thermodynamic water heater, and single-glazed windows.

Ideally located close to shops and schools, with the train station just 5 minutes away.

For more information or to arrange a viewing, please do not hesitate to contact me.

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

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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