

## Pavillon - charming detached home



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Hiersac  |
| Department: | Charente |
| Bed:        | 5        |
| Bath:       | 2        |
| Floor:      | 153 m2   |
| Plot Size:  | 3529 m2  |



## IN BRIEF

Discover this charming detached home that combines comfort and spacious living, making it ideal for a family.

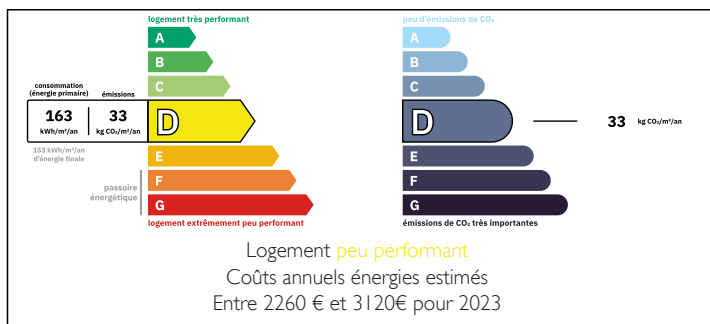
The property features a large, welcoming entrance hall with a cloakroom and built-in storage, a bright and airy living room perfect for spending time with family and friends, and a functional kitchen complemented by a practical utility room.

The home offers five generously sized bedrooms, all with ample storage, providing plenty of space for a growing family or the flexibility to create home offices or hobby rooms.

You will also enjoy a 26 m<sup>2</sup> sunroom (veranda), ideal for dining year-round or simply relaxing while overlooking the garden.

Outside, there is a spacious 54 m<sup>2</sup> garage, perfect

## 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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The home offers five generously sized bedrooms, all with ample storage, providing plenty of space for a growing family or the flexibility to create home offices or hobby rooms.

You will also enjoy a 26 m<sup>2</sup> sunroom (veranda), ideal for dining year-round or simply relaxing while overlooking the garden.

Outside, there is a spacious 54 m<sup>2</sup> garage, perfect for parking your vehicle or providing additional storage space.

The property sits on approximately 3,500 m<sup>2</sup> of fully enclosed, landscaped grounds with mature trees, creating a peaceful private retreat where you can enjoy nature in complete tranquility.

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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