

Beautiful 5 bedroom countryside home with pool, guest annexe and open views 30 minutes from Angouleme



INFORMATION

Town:	Combiers
Department:	Charente
Bed:	6
Bath:	3
Floor:	263 m2
Plot Size:	4494 m2

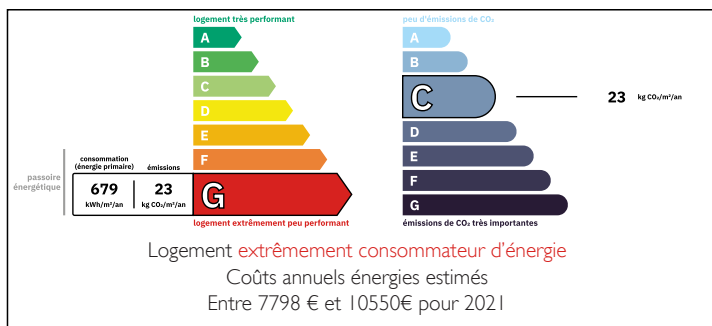
IN BRIEF

Rare opportunity to purchase a rural retreat with no neighbours and open views. This property is perfect for family holidays with a 10x5m pool.

The main house has 5 bedrooms and there is an independent 1 bedroom guest annexe



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

This property sits in a dominant position overlooking the beautiful countryside of the Charente. The house has a kitchen with an impressive open fireplace, and above the kitchen is a mezzanine area. There is also a large walk-in pantry next to the kitchen. The kitchen door leads out onto the covered terrace area, perfect for eating outside and admiring the views! The living room has large glass fronted double doors looking out over the garden and pool. There is a small downstairs bedroom also on the ground floor. Up the stone staircase there is a long hallway with a small and cosy sitting area at one end. Off this hallway there are 4 bedrooms and a bathroom. The guest annexe has a large bedroom living area and a bathroom. The swimming pool is to the front of the property, and there is a small pool house with the pool pump and filter that is to the side of the garden area surrounding the pool.

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