

Large, adaptable family home with 5 bedrooms in a great location close to Angouleme.

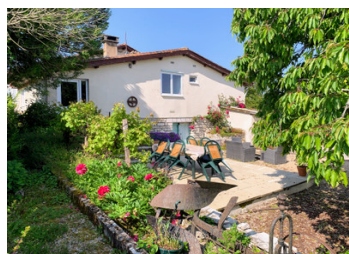


INFORMATION

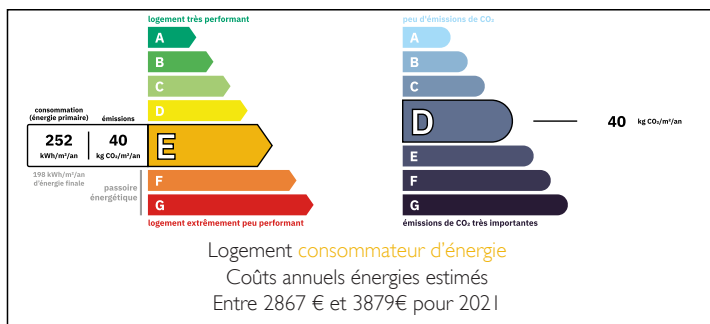
Town:	Chadurie
Department:	Charente
Bed:	5
Bath:	2
Floor:	160 m2
Plot Size:	3990 m2

IN BRIEF

This property is situated in an elevated position, fully fenced, and offers stunning views of the beautiful French countryside. Located just 20 minutes south of Angoulême and 10 minutes from the N10 highway, it combines tranquility with convenience.



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

This property offers spacious accommodation in a peaceful, private setting with no neighbours.

ENTRANCE

UTILITY/VERANDA (12.7m²) – Equipped with plumbing for a washing machine, storage cupboards, and worktops. Access to Bedroom 2.

KITCHEN/DINING ROOM (24.8m²) – A bright and spacious room with a chimney and wood-burning stove. A door leads to the terrace and garden. The kitchen comes fully equipped with a double oven, dishwasher, fridge, and hob.

SITTING ROOM (26m²)

SNUG (11.38m²)

GROUND FLOOR BEDROOM (19.2m²) – With an ensuite shower room and WC.

DINING HALL (12.7m²)

BEDROOM 2 (12.96m²)

BEDROOM 3 (12.3m²) – With a dressing area.

FAMILY BATHROOM (12.86m²) – Featuring a freestanding bath, separate shower, basin, and WC.

First Floor

With plenty of storage cupboards in all the bedrooms and landing.

BEDROOM 4/OFFICE (8.4m²)

BEDROOM 5 (19.09m²) – With a balcony. There is ample space to add an ensuite bathroom.

W.C.

Under the property, there is a cellar and additional rooms ideal for storage.

GARAGE/WORKSHOP (46m²) – Includes a car inspection pit and electricity.

GARAGE/WOOD STORE (40m²) – With electricity.

The property is fully fenced, featuring a large selection of fruit trees. It benefits from double glazing, and a septic tank that conforms to modern standards. Enjoy stunning views over the open countryside.