

Large property, 300m , 4 bedrooms, 3 bathrooms, large wooded grounds with swimming pool, garages.



INFORMATION

Town:	Champniers
Department:	Charente
Bed:	4
Bath:	3
Floor:	300 m2
Plot Size:	3884 m2

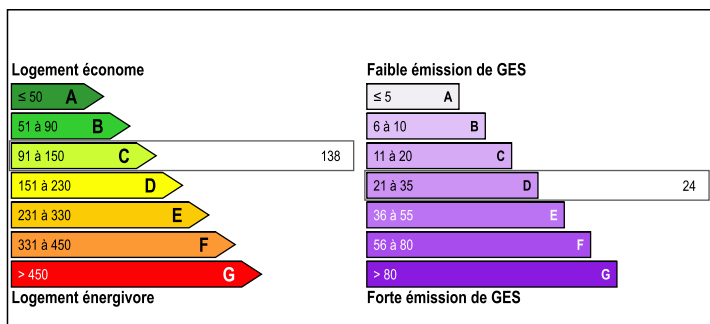


IN BRIEF

Large 300m² house, close to all amenities and with 4 bedrooms, office, many relaxation areas, superb living space very bright, terraces, all on a large wooded plot of nearly 4000m² with swimming pool and several garages

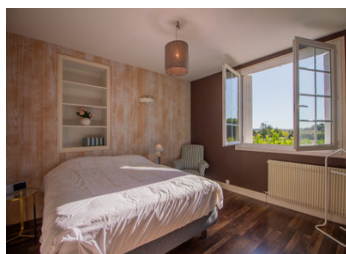


ENERGY - DPE



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 foncière: 2200 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

These old restored stables offer superb volumes and bring a unique aspect to this family house of 300m² livable on 2 levels and framed by greenery

This property consists of, on the ground floor:

Dinner kitchen (24m²) very bright, facing the park
Large living room 54m² communicating with a second large space (46m²) on a very bright mezzanine, with a fireplace and beautiful exposed beams

In continuity with the living room, a large 24m² room is now used as a games room.

From the living space, the east wing serves a cosy lounge with access to the rear of the grounds and a large night area (24m²) consisting of a large double bedroom and a bathroom. You can also access the first floor by a second staircase in that living room.

Large laundry room (40m²) with independent access, including a boiler room and a great closed workshop area

WC with washbasin

On the first floor, in addition to the large and bright mezzanine are located:

A superb loggia lounge (11m²) with a fireplace and a view over the surrounding countryside. This loggia communicates with a beautiful terrace overlooking the pool and the village

Large landing surface (25m²) allowing to go down to the lounge on the ground floor and which also serves:

Study (14m²) with fireplace, can be used as a bedroom, bay window terrace

Bedroom (13,2m²)

Bedroom (15m²) with shower room

Parental suite (27m²) with bathroom and bay window access to terrace

The house is equipped with double glazing, recent condensing boiler town gas, main drains