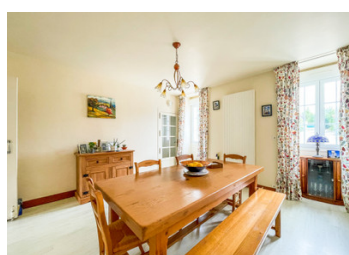


## Beautiful 6 Bedroom family home in the center of Marcillac Lanville 16140



## INFORMATION

Town:	Marcillac-Lanville
Department:	Charente
Bed:	6
Bath:	4
Floor:	302 m2
Plot Size:	3121 m2

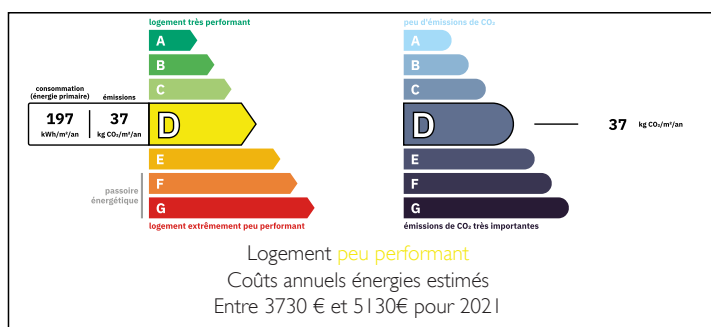


## IN BRIEF

Beautiful 6-Bedroom Family Home in the Heart of Marcillac-Lanville (16140)

Located in the charming village of Marcillac-Lanville, this stunning 6-bedroom family home offers spacious living in a peaceful yet central location. Perfect for large families or those seeking generous space, the house combines traditional French charm with modern conveniences. With its ample rooms, the home is ideal for both everyday family life and entertaining guests. Its central location provides easy access to local amenities and the surrounding countryside, ensuring a perfect blend of convenience and tranquility... within walking distance to local shops and restaurants and two mins from Aigre town for supermarkets, weekly market and cafes/bars

## 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

### Features:

**Spacious Living:** Open-plan living space that seamlessly combines comfort and style, ideal for family gatherings and entertaining.

**Six Bedrooms:** All double bedrooms and generously sized offering ample accommodation for family and guests.

**Three Bathrooms:** Modern and well-appointed bathrooms to ensure convenience and luxury.

**Swimming Pool:** Private swimming pool, providing a perfect retreat for relaxation and fun.

**Large Garden:** Expansive and beautifully landscaped garden, perfect for outdoor activities and leisure.

**Garage:** Secure garage space for parking and additional storage needs.

**Bureau:** There is a separate bureau in the courtyard at the front of the property

## LOCAL TAXES

**Taxe foncière: 1800 EUR**

The house in greater detail;

Ground floor;

Entrance hall - 22m<sup>2</sup>

kitchen - 18,4m<sup>2</sup>

breakfast room - 17m<sup>2</sup>

sitting room with dining area - 56m<sup>2</sup>

ground floor salle de bain/wc, - 3m<sup>2</sup>

Bedroom 1/ bureau - 20m<sup>2</sup>

Laundry room - 9m<sup>2</sup>

## NOTES

First floor:

Five bedrooms - one of which is en suite - 19m<sup>2</sup>, 20m<sup>2</sup>, 22m<sup>2</sup>, 22m<sup>2</sup>, 20m<sup>2</sup> with ensuite 4m<sup>2</sup>,

Family bathroom - 10m<sup>2</sup>

WC - 3m<sup>2</sup>

Corridor - 25m<sup>2</sup>

Second floor:

Attic space with limited head height - superb storage space or games rooms 6m<sup>2</sup> & 5.8m<sup>2</sup>

Further storage space in the attic

Exterior:

Large 2 car garage with doors to the front and rear