

Large detached 5 or 6 bedroom property with attached garden and pool in a hamlet near Saint-claud



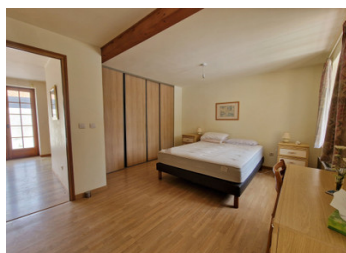
INFORMATION

Town:	Saint-Claud
Department:	Charente
Bed:	5
Bath:	3
Floor:	177.5 m2
Plot Size:	3057 m2

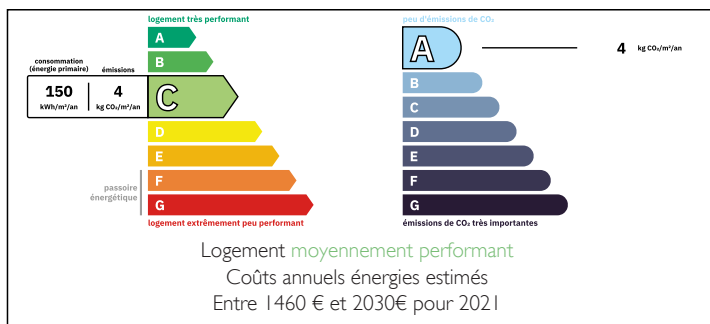
IN BRIEF

This spacious family home has the potential to be a B&B with a beautiful inground pool and a 3 minute drive into the village of Saint-Claud.

The property is conveniently situated for commuting to the well known city of Angouleme, the beautiful chateau town of La Rochefoucauld is a 15 minute drive and there are also supermarkets and good amenities just 7 minutes away in Chasseneuil.



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

GROUND FLOOR:

ENTRANCE HALL with staircase to 1st floor
LIVING/DINING ROOM (31.8m²) featuring a woodburner and double doors to a covered terrace.
KITCHEN (8.5m²) fitted units with a gas hob, electric oven, microwave & an integrated fridge/freezer & dishwasher. Door out to the covered terrace and lovely views onto the garden.
BEDROOM 1 (15.5m²) spacious bright room with built in wardrobes and an ENSUITE BATHROOM (4.45m²) with shower, twin sinks, & wc.
STUDY/LOUNG/BEDROOM (16.9m²) with views overlooking the pool and door leading to..
SHOWER and separate WC
UTILITY ROOM (11.19m²) or could be a kitchen if you wanted to create an annexe.
DOUBLE GARAGE (28m²)

FIRST FLOOR:

BEDROOM 2 (10.7m²)
BEDROOM 3 (10.8m²)
BEDROOM 4 (10.16m²)
BEDROOM 5 (8.76m²)
BATHROOM (8.12m²) Walk-in shower, bath, basin, & wc.
ATTIC accessible from the landing and is above the sitting room and is a good usable space.

OUTSIDE

The COVERED TERRACE, is accesible from the living room and kitchen.
INGROUND POOL 8 x 4 with a new liner and a covered decked OUTSIDE DINING AREA facing the pool.
The GARDEN is enclosed with mature trees & bushes.
A private driveway from the road leads up to the front of the house.

- *Solar panels on roof for hot water
- *Very well insulated
- *Double glazed
- *Electric rads & woodburner

LOCAL TAXES

Taxe foncière:	919 EUR
Taxe habitation:	EUR

NOTES