

UNDER OFFER Superb two-level house, four bedrooms, and a swimming pool. Private access to the Charente



INFORMATION

Town:	Luxé
Department:	Charente
Bed:	5
Bath:	3
Floor:	200 m2
Plot Size:	7456 m2

IN BRIEF

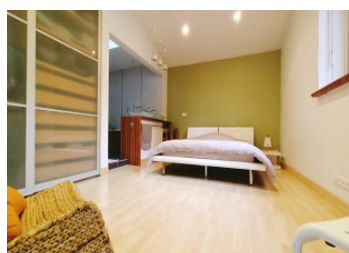
Don't miss this opportunity in a tranquil, highly desirable location.

Welcome to a tranquil paradise located less than 10 minutes away from the bustling city centre and its modern conveniences.

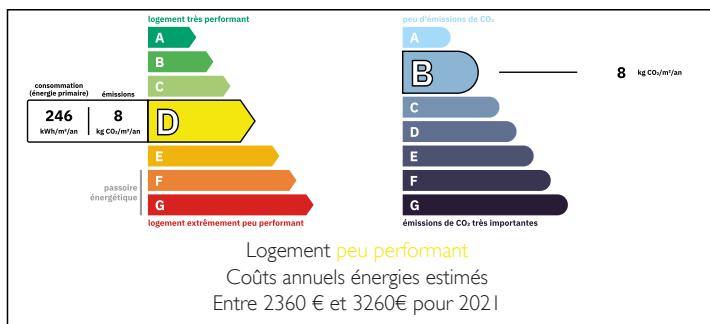
Immerse yourself in the serene surroundings of this luxurious abode, offering access to the idyllic banks of the Charente.

Immerse yourself in the serene surroundings of this luxurious abode, offering access to the idyllic banks of the Charente. Escape to this pristine haven, where nature's beauty merges seamlessly with modern comforts.

Every corner of this house exudes a sense of tranquillity and sophistication, providing a peaceful retreat whilst still being in close proximity to the

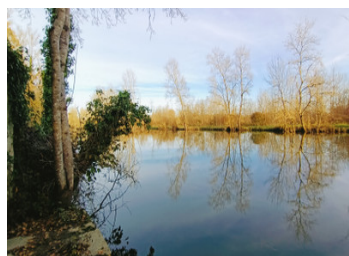


ENERGY - DPE



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: 1800 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Welcome to this exceptional residence, where every detail conveys an unequalled living experience.

Ground floor:

Grand entrance: An impressively spacious 23m² area greets you, leaving a lasting impact.

Dining kitchen: An 18m² fully equipped kitchen invites you to savour convivial culinary moments, with direct access to the sunny terrace.

Living room: With a surface area of 25m², this charming living room is furnished with a wood-burning stove. It seamlessly leads into a 17m² veranda that offers panoramic views of the pool, terrace, and the magnificent Charente.

The hallway is a 7.60m² space that provides ample storage and ensures fluid and functional movement.

The wall-mounted WC spans 1.45m² and combines practicality with elegance.

Lastly, there is a cellar. With a 14.50m² surface area, a washing machine connection, and a secure cellar, this property provides an efficient storage solution.

The bedroom containing a shower cubicle is 14.40m² and receives ample natural light through a large bay window, ensuring privacy and comfort.

The master suite is also included. A spacious 21.50m² room awaits you, equipped with a rejuvenating whirlpool bath, a sizable shower, a double washbasin, and a dressing room, providing a tranquil haven for relaxation and comfort.

First floor:

Bedroom 1 is a 16.50m² room that goes through, offering magnificent views of the Charente and the countryside.