

Contemporary 4 bedroom house, 2 bedroom gîte, gym, bureau & wine cellar, double garage and pool, near Pons.



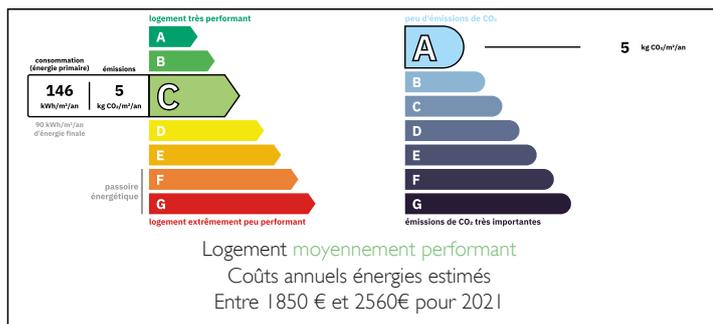
## INFORMATION

Town:	Échebrune
Department:	Charente-Maritime
Bed:	6
Bath:	3
Floor:	265 m <sup>2</sup>
Plot Size:	3786 m <sup>2</sup>

## IN BRIEF

This contemporary house boasts full double glazing, underfloor heating downstairs (via an air source heat pump), solid oak doors throughout, a log-burning stove, water softener and thermostatically controlled radiators upstairs. The ground floor is tiled while the upstairs has real wood flooring. Light and airy offering an open plan living area surrounded by an enclosed garden and in and out driveway. It includes a downstairs bedroom with ensuite bathroom. There is a deluxe swimming pool and terrace with stunning views, income potential from the 2 bedroom detached gite, and double garage, and an impressive detached gym, office and modern wine cellar. Wifi throughout, and super fast fibre broadband. Great location within easy reach of several towns such as Pons and Cognac offering all amenities. A village just under 3 miles away offers a bakery, doctor, pharmacy and...

## 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

Residential house comprising on the ground floor;

Entrance into the living room with fireplace, fitted and equipped kitchen/dining room, laundry room, boiler room, hallway, WC, bedroom 1.

Upstairs: landing, bedroom 2, bathroom with WC, master suite with bedroom, dressing room, and shower room with WC.

Independent gite comprising;

on the ground floor: fully fitted and equipped kitchen, utility room, and access to a double garage and workshop. Upstairs: living room and bedroom 1, bathroom and WC, bedroom 2.

Independent building: greenhouse, office, gym room, modern wine cellar.

Outside: Fully fenced and enclosed, modern wooden shed/pool house, double electric gates, boules court, gravelled courtyard and mature garden with shrubs and trees.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 2142 EUR**

**Taxe habitation: EUR**

## NOTES