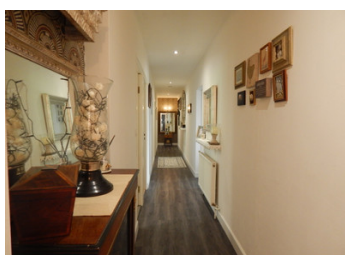


Contemporary single story luxury home set within magnificent grounds plus an immaculate 2 bed gite.

EXCLUSIVE



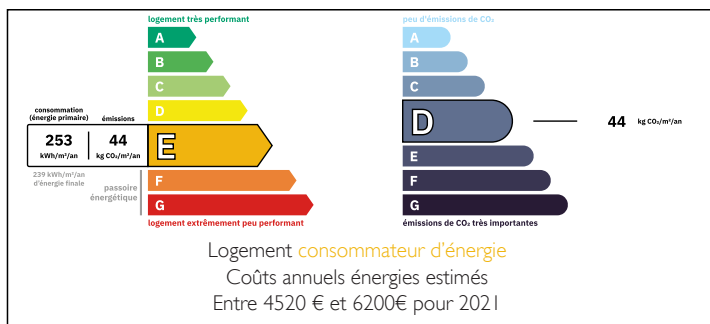
INFORMATION

Town:	Édon
Department:	Charente
Bed:	6
Bath:	3
Floor:	202 m2
Plot Size:	8093 m2

IN BRIEF

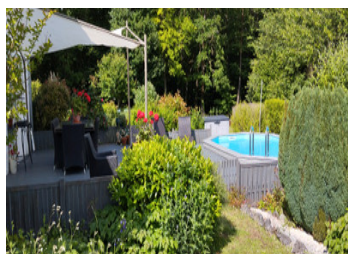
Immaculate property in pristine condition situated in quiet wooded grounds with a magnificent landscaped garden, various seating areas and terraces, seeking day long sunny expositions. All materials used to make this property stand out are of the highest quality. Bright and comfortable gite with two bedrooms, and a private terrace, with a 5 star rating. Above ground pool and sun deck. 30 minutes drive from Angoulême which has direct links to Paris by TGV. Close to various charming villages in the North Dordogne area oozing with brocantes, restaurants, bars and other rural activities, popular holiday destination, Bordeaux 90 mins drive or 30 mins by train.

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

Impeccable 4 double bed single story property. The main entrance is through the leading terrace, into a hallway. Right leads you into the main house, On the right is a long and bright kitchen/dining/living room open plan.

Bespoke kitchen of the highest quality, 2 ovens, granite worktops, central island. Large and luminous space, adjacent is the dining area, followed by the living area, with a wood burning stove.

Patio doors leading to the pool with terracing.

Long corridor with 3 double bedrooms down the centre of the house and at the top end a large bathroom with shower and wc.

Opposite the front door is a utility room and to the left is the main bedroom with ensuite bathroom and WC.

Large covered terrace joining the main house to the gite with a side entrance leading into the kitchen, fully equipped. Ground floor shower room and WC, Beautiful sitting room with a fireplace.

Upstairs are two double bedrooms with views overlooking landscaped gardens. Covered terrace behind the gite, offering privacy and shade.

Total living space including the Gite is 202 M2. Rave reviews prevail for this self catering unit.

In the grounds are several wooden outbuildings housing garden equipment, logs, potting sheds, garaging and general storage.

Private drive with off road parking. Gas fired central heating. New Pool pump and boiler. Partially double glazed. Very well insulated.

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

LOCAL TAXES

Taxe foncière: 1327 EUR

Taxe habitation: EUR

NOTES