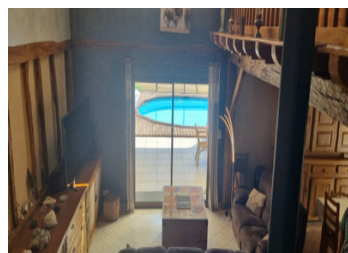


**\*OFFER ACCEPTED\*** Exquisite 180 m home with pool, terrace, garage, and 31,700 m plot with two lakes

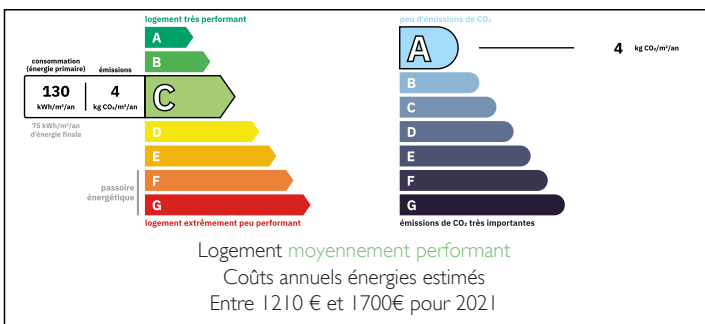


## INFORMATION

Town:	Chirac
Department:	Charente
Bed:	4
Bath:	1
Floor:	175 m <sup>2</sup>
Plot Size:	37640 m <sup>2</sup>



## ENERGY - DPE

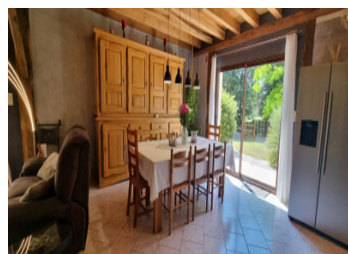


## IN BRIEF

Situated in a picturesque setting, this exquisite home offers approximately 175 m<sup>2</sup> of living space and is just minutes from a variety of amenities, combining tranquil living with convenient access to essential services.

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

Upon entering, you're greeted by a spacious built-in closet, perfect for coats and shoes, followed by a large, enclosed pantry that offers ample storage.

The main living area, spanning around 65 m<sup>2</sup>, serves as the heart of the home. This bright, open space includes a dining area, a living room, and a kitchen, all flooded with natural light from large windows that connect seamlessly to the outdoors. A central fireplace, positioned at the room's core, not only creates a cozy ambiance but also efficiently heats both the main living space and the upstairs mezzanine, ensuring warmth throughout the colder months.

The entire house features geothermal underfloor heating, providing consistent and energy-efficient warmth across all rooms, enhancing comfort year-round.

The ground floor also features three beautifully designed bedrooms, each equipped with generous built-in wardrobes to maximize space and keep things organized. A modern bathroom, complete with both a bathtub and a shower, meets the needs of the entire family, while a separate WC adds extra convenience.

Upstairs, a spacious mezzanine of approximately 57 m<sup>2</sup> offers a versatile area that can be tailored to your needs and desires. Whether you envision a fourth bedroom, a playroom for the kids, a quiet reading nook, or a cozy TV lounge, the possibilities are endless. This additional level adds flexibility to the home, providing multiple options for space utilization.

The entire house is equipped with a central vacuum system, simplifying maintenance and ensuring a clean living environment with minimal effort. This modern feature...

## LOCAL TAXES

**Taxe foncière: 1391 EUR**

**Taxe habitation: EUR**

## NOTES