

House with basement 110m , 4 bedrooms, double glazing, large garden, outbuildings.



INFORMATION

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| Town: | Les Pins |
| Department: | Charente |
| Bed: | 4 |
| Bath: | 1 |
| Floor: | 110 m2 |
| Plot Size: | 2695 m2 |

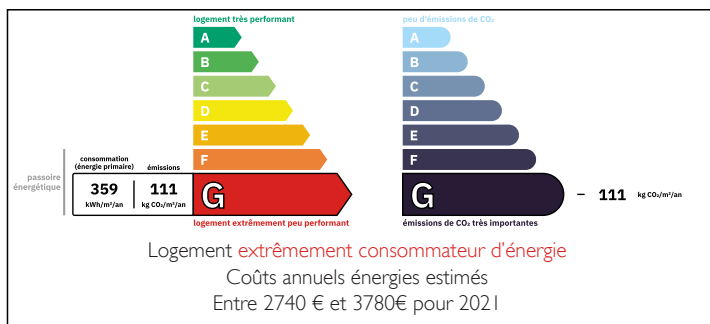
IN BRIEF

Charming detached house with basement, nestled in the heart of a peaceful Charente hamlet, just a few minutes from all amenities. This idyllic setting will win you over with its soothing tranquillity and uninterrupted views over the surrounding countryside.

With a touch of modernity, this home could become your haven of peace, combining comfort and serenity. A large outbuilding offers numerous possibilities, whether for a large garage, a workshop or even an ideal space for a craftsman in search of creativity.



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: 953 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The house is composed as follows

Entrance hall: 8.95m² with cupboard

Hallway: 6.40m² leading to the bedrooms and bathroom

Living room: 22.10m² with parquet floor and large bay window

Large kitchen: 14.20m² fitted and equipped

Bedroom 1: 13.85m² parquet floor, dressing room

Bedroom 2: 11.50m² parquet floor, dressing room

Bedroom 3: 13.80m² parquet floor, dressing room

Bathroom: 5.55m² bath, washbasin, bidet

Separate WC: 1.30m²

Basement

Bedroom 4: 11.00m², dressing room

Basement: 40m²,

Garage: 37m²

Outside: Large outbuilding

Large outbuilding: 105m²

Enclosed grounds with views over the countryside.

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