

OFFER ACCEPTED - Charming single-storey house and its annex, 5 bedrooms, Swimming pool, Garden, Garages



INFORMATION

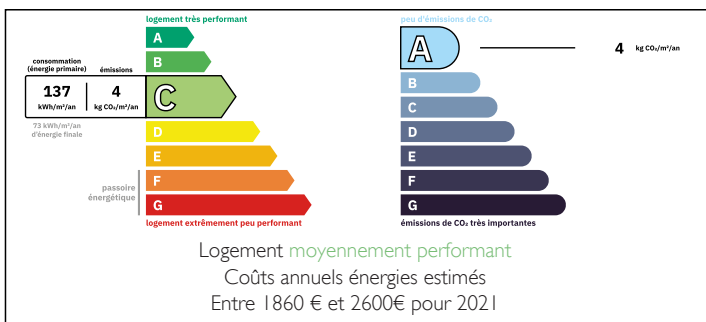
Town:	Chatenet
Department:	Charente-Maritime
Bed:	5
Bath:	2
Floor:	202 m2
Plot Size:	4871 m2



IN BRIEF

Located in Charente Maritime, this charming single-storey property built in 2005, offers you an intimate and peaceful living environment on a mature and fully enclosed garden. Access is via a heated veranda leading to an entrance hall with storage space. In the continuity a large bright living room brings together a new fully equipped kitchen, a dining room and a living room with pellet insert. A second veranda also heated and air-conditioned is accessible from the living room. The sleeping area consists of 4 bedrooms, a separate toilet and a shower room. Accessible via the dining room, a covered terrace is located around the swimming pool with its retractable cover (electric motorization). As for the annex, it consists of a veranda, a bedroom, an office and a bathroom. Adjoining the laundry room, 2 garages and a workshop with...

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: 1237 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

MORE PHOTOS AND HOUSE PLAN ON REQUEST

Technical Information

Reversible air conditioning/Heat pump

Pellet insert with blower throughout the house

Individual septic tank

Double glazing

8 x 4 salt water heated swimming pool (built in 2020) with retractable cover

Electric gate

Garages with 3 electric doors

Photovoltaic panels: energy buyback contract

MAIN HOUSE

Veranda - 15m² heated

Entrance - 5m² with storage cupboard

Large living space including kitchen of 14m², dining room and living room

of 42m². An insert with pellet stove is installed in the living room with blower in the attic for distribution in each room.

The kitchen was redone in 2022 and is fitted and equipped

Heated and air-conditioned veranda - 23m²

Bathroom 10m² with Italian shower and 2 sinks

4 bedrooms of 14m² each - 2 with built-in cupboards and access to a terrace

WC - 2m²

Accessible by the large living room a covered terrace near the swimming pool.

Swimming pool of 8 x 4 with its technical room

STUDIO

Veranda 12m²

Bedroom 13m²

Office 6m²

Shower room - 4m² with shower, toilet and sink

ADJOINING THE ANNEX

Laundry room 3m²

2 Garages of 53m²

Workshop 18m²