

Pleasant, light, low-energy house with 2/3 bedrooms, a large garden with views, and comfortable living room!



## INFORMATION

Town:	Mainzac
Department:	Charente
Bed:	3
Bath:	2
Floor:	116 m <sup>2</sup>
Plot Size:	3230 m <sup>2</sup>



## IN BRIEF

This contemporary house designed by an architect is located in the heart of the village of Mainzac, ideally placed just 10/15 minutes from the shops in Montbron, Charras, Marthon and Javerlhac.



This functional, low-energy single-storey home boasts a bright living room with large picture windows opening onto a sunny south-facing terrace (sunblind).

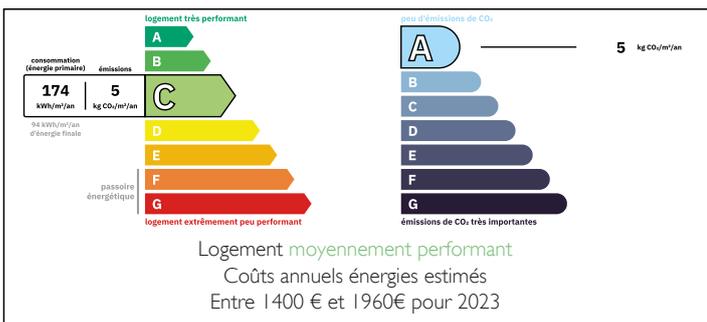


The night area comprises a master suite, a second bedroom of around 10 m<sup>2</sup> and a study that could easily become a third bedroom. A bathroom, separate WC and laundry area complete the space.

Outside, there are two terraces:

- On the south side, accessible from the living room, perfect for relaxing moments
- North-facing, with uninterrupted views over the countryside.

## ENERGY - DPE



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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

This charming house is ideally located in a peaceful setting, less than 15 minutes from the shops and schools of Montbron, Charras, Marthon and Javerlhac.

The house is entirely on one level and offers :

- a pleasant, light-filled 60 m<sup>2</sup> living room with fitted kitchen.
- a 16 m<sup>2</sup> master bedroom with en suite shower room
- a second 11 m<sup>2</sup> bedroom
- a 7 m<sup>2</sup> study
- a bathroom
- a functional laundry area
- separate toilet

A 30 m<sup>2</sup> garage completes the property.

All the windows and patio doors have electrically operated insulated shutters.

- + Hot water produced by solar panels
- + Photovoltaic panels
- + Electric heating
- + Wood-burning stove in living room
- + Internet fibre
- + Compliant septic tank
- + Land with fruit trees
- + Wildlife pond

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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: 798 EUR**

**Taxe habitation: EUR**

## NOTES