

Detached house on one level ; 3 bedrooms , 2 bathrooms ,terrace , swimming pool and gardens . Close to Cognac

EXCLUSIVE



INFORMATION

Town:	Bréville
Department:	Charente
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	1460 m2

IN BRIEF

Detached house with exceptional pool and entertaining area - the property has been tastefully modernised and can accommodate a wheelchair user if required .

Set in a quiet cul de sac in the village of Breville , which offers a restaurant and small convenience store .

Gated driveway entrance with garden to the front and a lovely pool , terrace and easy to manage gardens to the rear overlooking vineyards .

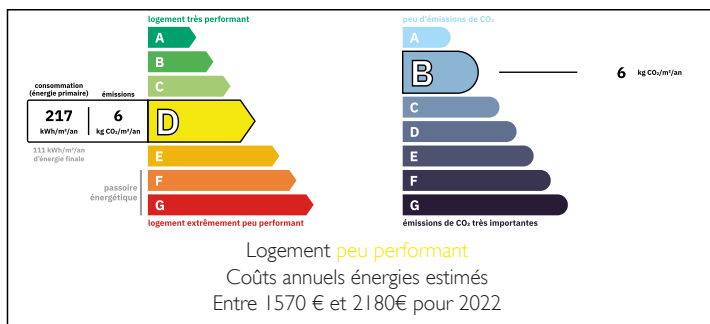
The house has an open plan living area with a feature woodburner and french doors opening to the front and the rear gardens .

Fully fitted kitchen .

3 bedrooms - 1 of which is ensuite with a walk in shower . Additional family shower room and separate WC .



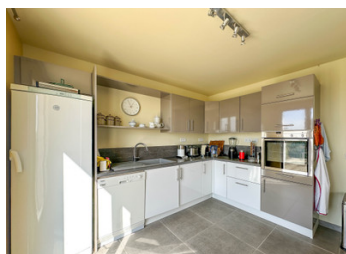
ENERGY - DPE



Just 12km to the historic town of Cognac , offering

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

The house in more detail :

Open living area : 37m2 plus 9m2 open kitchen .

Corridor leading to :

Bedroom 1 : 12m2

Bedroom 2 : 10m2

Bedroom 3 : 10m2 with ensuite shower room and WC 7m2

Family shower room : 6m2 with seperate WC .

Storage cupboard : 4m2

Gardens to front and rear , with swimming pool and terrace plus large garden shed .

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

LOCAL TAXES

Taxe foncière: **899 EUR**

Taxe habitation: **EUR**

NOTES