

Immaculate presented detached house with 3 bedrooms and bathrooms . Pool and gardens. Garage . Close to Cognac



INFORMATION

Town:	Bréville
Department:	Charente
Bed:	3
Bath:	3
Floor:	175 m2
Plot Size:	2200 m2



IN BRIEF

Perfectly presented property offering large living areas communicating to the covered outside entertaining area and pool .

Decorated and furnished with taste - this is a property ready to move into and enjoy straight away .

A large fully fitted kitchen with stone worktops and dining area .

3 en-suite bedrooms with modern bathrooms - one of which on the ground floor .

Modern salt water swimming pool and terrace .

Good energy rating of ' C ' - Pompe a chaleur heating system with double glazing .

Fibre internet .

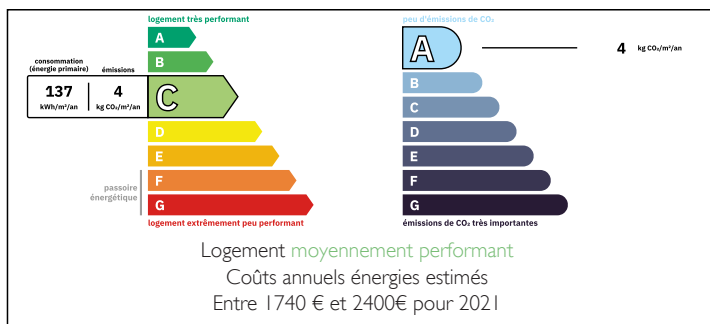
Mains drains.

Garage .

The house is situated in the village of Breville which has a restaurant / bar at walking distance .

Located at 10km from the town of Matha .

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.



DESCRIPTION

The house in more detail :

Ground floor :

Entrance : 9m²

Salon : 46m² with insert woodburner , french doors to exterior.

Kitchen / dining room : 33m² with fitted kitchen , granite work-tops and french doors to the covered outside dining area.

Bedroom 1 : 12m²

Shower-room with WC : 4m²

Laundry area : 4m²

Access to Garage : 26m² with mezzanine .

First floor :

Hallway : 10m²

Master bedroom : 32m² with shower-room and WC and separate dressing area / wardrobes.

Bedroom 3 : 14m²

Bathroom with bath and overhead shower and WC : 5m² .

Gardens surround the house with terraces and pool with BBQ area .

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

LOCAL TAXES

Taxe habitation: EUR

NOTES