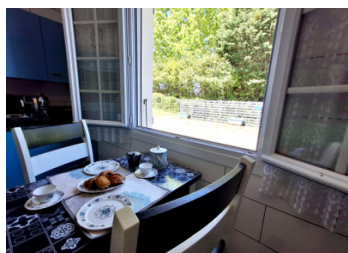


Beautifully situated, 3 bedroom bungalow with large garden, stunning views & scope for expansion. A must see!



INFORMATION

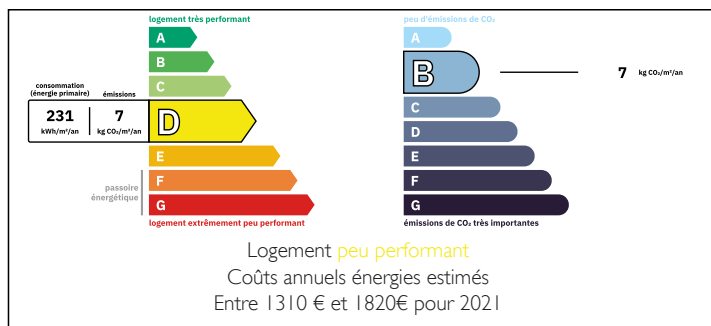
Town:	Exideuil-sur-Vienne
Department:	Charente
Bed:	3
Bath:	1
Floor:	93 m2
Plot Size:	6543 m2



IN BRIEF

This property is an excellent example of privacy and practicality. The bungalow is set in its own generous grounds with gorgeous countryside views. The driveway brings you up to the detached, double garage and a large parking area, suitable for several vehicles, including a motor home or 2 if required!

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: 951 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Once parked you begin to feel the freedom that this property represents. In every direction. There are patios to the left and right. The covered terrace is tiled and enjoyed as a BBQ and dining area, though could easily be transformed into a habitable addition. Inside the property on the left we have the kitchen where there is room for a breakfast table & chairs. The kitchen includes, fitted units, built-in electric oven, sink, gas hob & extractor. Off the kitchen, there is access to the attached garage, housing the hot water tank and electric board. It may be possible to incorporate this garage as another room, with the correct authorisation.

To the right, there is the 1st of 3 double bedrooms with a front aspect window. The spacious hallway leads into a bright, open plan living room with a pellet burner & 3 pairs of French double glazed doors, giving access to the full length patio.

The bathroom and separate toilet are off the hallway, as are the further 2 with a bedrooms. These 2 bedrooms have french doors overlooking the garden and are tastefully decorated.

The exterior space is extensive with an extremely well maintained lawn and several terraces & tiered beds.

This property has double glazing throughout and has recently had a new septic tank installed.

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