

Immaculately presented 4 bedroom house with separate 2 bed annexe and heated pool



INFORMATION

Town:	Saint-Même-les-Carières
Department:	Charente
Bed:	6
Bath:	4
Floor:	267 m2
Plot Size:	2150 m2

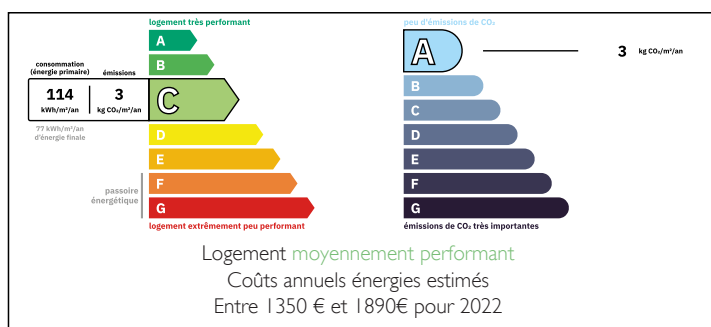
IN BRIEF

This beautiful house is located in a charming rural hamlet just 20 minutes from the historic town of Cognac.

Access to the property is through beautiful original gates into a gravelled courtyard which is completely private. The main house has been completely renovated to a high standard with modern finishes throughout. There are 4 bedrooms, one with ensuite shower room and a study that could also be used as a bedroom. On the ground floor there is a fabulously bright and modern open plan living and dining room, separate kitchen and utility room.

Outside is an independent 2 bedroom annexe and several other large outbuildings that could be converted. The garden to the rear is fully enclosed and private and features a lovely heated swimming pool and terrace.

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

Main house (200m²) - ground floor

- Entrance
- Kitchen
- Utility room
- Living/ dining room
- Shower room
- Separate WC

First floor

- Master bedroom with ensuite shower room
- 3 further double bedrooms
- Study/ bedroom
- Family bathroom
- Separate WC

Independent annexe/ gite - 67m²

- Open plan kitchen/ living room
- First floor - 2 bedrooms and shower room

Outside

- Heated chlorine pool
- Enclosed garden 2150m²

- * Heating via air source heat pump
- * Mains drainage
- * Roof of main house redone in 2024.

LOCAL TAXES

Taxe foncière: 1829 EUR

Taxe habitation: EUR

NOTES

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