

## Comfortable detached 4 bedroom house with large garden near Saint-Junien



## INFORMATION

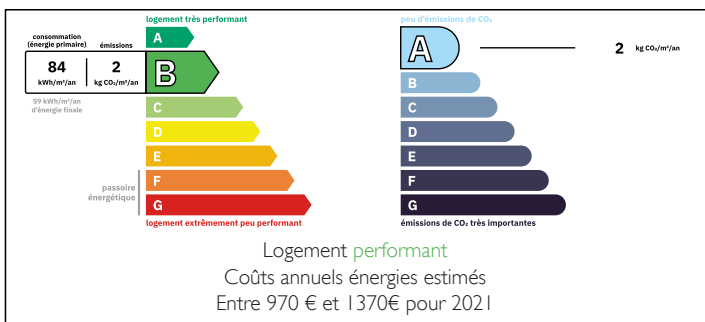
Town:	Étagnac
Department:	Charente
Bed:	4
Bath:	1
Floor:	134 m <sup>2</sup>
Plot Size:	3368 m <sup>2</sup>

## IN BRIEF

Situated in a quiet, leafy setting just 10 minutes from Saint-Junien, this family home offers around 134 m<sup>2</sup> of living space, modern comforts and a generous exterior.



## 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

### GROUND FLOOR :

Fitted kitchen with central island (11.6m<sup>2</sup>)

Living room (28.3m<sup>2</sup>) with pellet stove and access to a 17m<sup>2</sup> terrace

Spacious bathroom (12m<sup>2</sup>) with bath, basins and walk-in shower

WC

### 1st FLOOR :

Four bedrooms (12.8m<sup>2</sup>, 15m<sup>2</sup>, 14.4m<sup>2</sup>, 14.1m<sup>2</sup>)

WC

Shower room to finish

### OUTSIDE :

Adjoining 3368 m<sup>2</sup> of land

Parking for 2 to 3 vehicles

Above-ground swimming pool

Well for garden

Cellar, storage space, small garage, workshop

Pellet burner

Recently installed heat pump/reversible air-conditioning system

8 solar panels

Septic tank conforms ( installed in 2022)

Thermodynamic hot water tank

## LOCAL TAXES

Taxe foncière: **584 EUR**

Taxe habitation: **EUR**

## NOTES

### LOCATION :

4km from Chabanais

10 min from Saint-Junien

30 min from Limoges

1 hour from Angoulême

Village with school, restaurants, bakery, butcher's shop

Not overlooked, peaceful setting, pleasant neighbourhood - ideal for a family or second home.

-----

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