

Stunning detached 4-bedroom home with expansive 1.3 hectare plot and salt water swimming pool

EXCLUSIVE



INFORMATION

Town:	Saulgond
Department:	Charente
Bed:	4
Bath:	2
Floor:	150 m2
Plot Size:	12953 m2

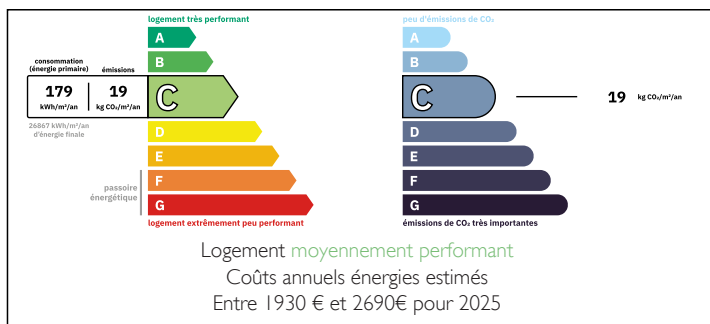
IN BRIEF

This stunning detached family home offers the perfect opportunity to simply move in and start enjoying life in one of the most picturesque locations in the North Charente. Featuring four spacious bedrooms, this charming property has modern comforts with bright rooms, making it an ideal choice for family living or those seeking a peaceful retreat.

Set on an expansive 1.3-hectare plot, the home is surrounded by beautifully maintained grounds and boasts breathtaking views over the surrounding countryside. Whether you're relaxing by the private swimming pool or enjoying the scenic vistas from the comfort of your home, this property offers a tranquil lifestyle that's hard to beat.

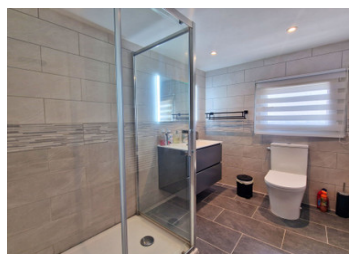
Located between the picturesque riverside towns of Confolens and Chabanais, you'll enjoy the best of both worlds – peaceful rural living with convenient

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

Nestled just outside the peaceful village of Saulgond, this beautiful detached home sits within 3 acres (1.3 hectares) of well-maintained grounds, offering a perfect blend of privacy, countryside charm, and modern comforts.

As you step through the front door, you are welcomed into a spacious tiled hallway (10.96m²). To your left is the impressive solid oak kitchen (14.28m²), complete with an integrated dishwasher and a large gas Rangemaster cooker with extractor fan. From the kitchen is a dining room or office (14.5m²), which boasts delightful views over the pool and garden. The large, bright living room (40.61m²) is a standout feature, with its woodburner, and three sets of French doors leading out to the sun-drenched terrace.

On the ground floor, you will find two comfortable bedrooms (11m² and 16.21m²), as well as a practical laundry cupboard and a modern bathroom (4.71m²) equipped with a shower, vanity unit, WC, and a heated towel rail.

Upstairs, the first floor offers two additional spacious bedrooms (both approximately 15.67m²) and a newly renovated bathroom (4.85m²) featuring a walk-in shower, sink unit, WC, and heated towel rail. There's also access to a large attic that runs along two sides of the house, providing ample storage space.

The property is heated by a gas central heating system, with the added benefit of a woodburner that is connected to a back boiler for supplementary heating. All windows are double-glazed, and the attic is well-insulated. The septic tank is fully compliant with regulations.

Outside, the property...

LOCAL TAXES

Taxe foncière:	1000 EUR
Taxe habitation:	EUR

NOTES