

## Charming 4-Bedroom Home with Spacious Garden and In-Ground Pool



## INFORMATION

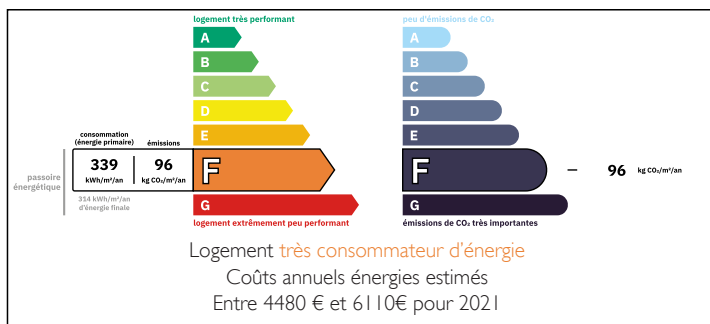
Town:	Fontaine-Chalendray
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	162 m2
Plot Size:	681 m2

## IN BRIEF

This attractive property combines character and comfort, offering an abundance of well-proportioned living spaces bathed in natural light. Its thoughtful layout flows seamlessly from one room to the next, creating an inviting atmosphere that is perfectly suited to the rhythms of family life while also providing an ideal setting for entertaining guests, whether for intimate gatherings or larger celebrations.



## 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

On the ground floor, you'll find:

A bright living room of 30 m<sup>2</sup>

A dining room of 21.5 m<sup>2</sup>

A fully equipped kitchen of 17.5 m<sup>2</sup>

A large bedroom of 30 m<sup>2</sup>

A shower room and toilet

An inviting hallway connecting the main living areas

Upstairs, a mezzanine leads to three comfortable bedrooms of 14.5 m<sup>2</sup>, 10 m<sup>2</sup>, and 21 m<sup>2</sup>, along with a second shower room and toilet.

Outside, the property boasts a spacious garden with an in-ground swimming pool, ideal for summer relaxation, and a 59 m<sup>2</sup> garage providing ample storage and parking.

This property combines comfort, charm, and practicality, making it an ideal family home or holiday retreat.

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

## LOCAL TAXES

**Taxe foncière:** 1000 EUR

**Taxe habitation:** EUR

## NOTES