

Charming village home with modern style, space, views & garden - ideal family living!



## INFORMATION

Town:	Juignac
Department:	Charente
Bed:	4
Bath:	2
Floor:	110 m2
Plot Size:	2140 m2

## IN BRIEF

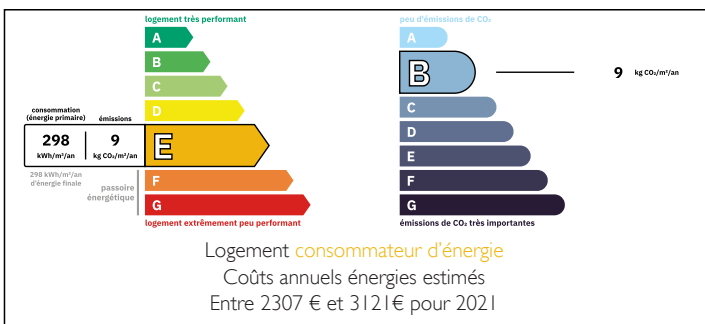
This beautifully renovated village property blends modern style with traditional charm, creating a welcoming and spacious family home. Just 10 minutes from supermarkets, schools, doctors, sports facilities, a cinema, a train station, and restaurants, the location offers excellent convenience.

The ground floor features a bright hallway leading to a fully fitted kitchen and an open living/dining room. Upstairs, there are three bedrooms, a bathroom, WC, and a versatile landing with access to the garage and utility room. The top floor hosts a generous master suite with dressing area, bathroom, and loft access. Double glazing throughout and careful upkeep ensure comfort and peace of mind.

Outside, enjoy wonderful views, a pretty garden with wood storage, and an additional large parcel of land attached. Perfect for those seeking a stylish yet cosy home in a lively French village setting.

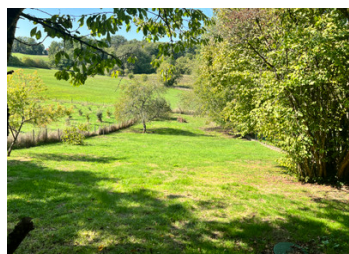


## ENERGY - DPE



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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 in the heart of a welcoming village, this delightful property combines the charm of a traditional French home with a contemporary sense of style and comfort. Thoughtfully updated and well maintained it offers bright, spacious interiors that are both inviting and practical, making it the perfect choice for family living.

Conveniently located just 10 minutes from a full range of amenities - including supermarkets, doctors, schools, a cinema, bakery, restaurants, and sports facilities - the property provides the best of both worlds: a peaceful village setting with easy access to daily essentials.

The ground floor features a welcoming hallway that sets the tone for the home. From here, you step into a 14.6m<sup>2</sup> fitted kitchen and a light-filled living/dining room of 23.5m<sup>2</sup> - a comfortable and stylish space ideal for entertaining or relaxing with family.

On the first floor, there are three bedrooms (10m<sup>2</sup>, 13.72m<sup>2</sup>, and 12.6m<sup>2</sup>). One of these is currently used as an office, perfect for those working from home. A bathroom and separate WC serve this level, while a spacious landing offers additional possibilities - perhaps a reading nook, play area, or study space. The landing also provides access to the garage and utility room, adding further practicality.

The second floor is dedicated to the master suite. This generous 27m<sup>2</sup> bedroom includes a 9m<sup>2</sup> dressing area, a private bathroom, and access to the loft. It is a true retreat within the home, combining space, light, and privacy.

Throughout the property, double glazing ensures warmth and...

## LOCAL TAXES

**Taxe foncière: 700 EUR**

**Taxe habitation: EUR**

## NOTES