

Detached, spacious 4-bed house with garden and swimming pool

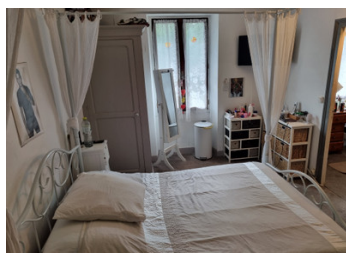


INFORMATION

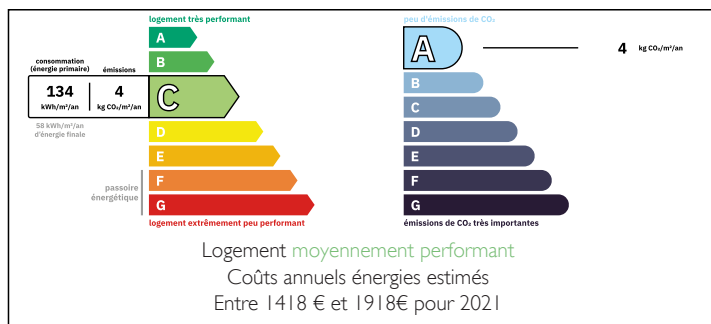
Town:	Saint-Christophe
Department:	Charente
Bed:	4
Bath:	1
Floor:	134 m2
Plot Size:	2556 m2

IN BRIEF

Currently a family home, this property has plenty to offer. There are two generous reception rooms, one containing the staircase to the first floor. The kitchen/ diner is also a large room providing plenty of ground floor living space. Upstairs are four bedrooms, all of roughly the same size plus a family bathroom with bath and separate shower. A separate toilet is also on the first floor. The fourth bedroom is currently being used as an office. There is parking for two cars to the side of the house, plus the integral garage. The garden is large and is laid mostly as lawn, with fruit trees - apple, pear and cherry to name a few - plus the swimming pool to enjoy. The garden has a well and also a decent sized outbuilding providing useful storage space.



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

From the front you can enter into either of the spacious reception rooms. One of these rooms has a working, open fireplace. The large kitchen/ diner can be accessed from either of the reception rooms giving the house a nice flow. A door by the kitchen takes you down into the garage/ cave. There is room for one car, plus a separate room perfect for wine or other storage. Taking the stairs up to the first floor you will find the bedrooms and bathroom off of the landing at the top of the stairs. On the outside, the garden is to the rear of the property with a well and a useful outbuilding. The swimming pool is nicely located towards the rear of the garden, but with plenty of lawn surrounding it. Parking for two cars is to the side of the house.

Approximate room dimensions are as follows:

Lounge/ diner - 7.93m x 4.04m;

Lounge - 5.52m x 4.25m with fireplace and staircase;

Kitchen/ diner - 5.20m x 4.45m with staircase down to the garage and cave;

Garage - 6.28m x 4.15m;

Cave - 4.15m x 4.12m;

Bedroom 1 - 3.98m x 3.29m;

Bedroom 2 - 4.14m x 3.14m;

Bathroom - 3m x 2.04m with bath, shower, basin and toilet. There is also a second, separate toilet;

Bedroom 3 - 4.54m x 3m;

Bedroom 4/ office - 4.60m x 2.02m, but with a storage alcove.

Outside, the swimming pool is 8m x 4m and the outbuilding is 8m x 6m. The pool is a salt...

LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

NOTES