

House with 5 rooms, 130 m² 2 bedrooms of 19 m² and 16 m² , each with shower and toilet Separate fully equippe



INFORMATION

Town:	Combiers
Department:	Charente
Bed:	2
Bath:	2
Floor:	130 m2
Plot Size:	1532 m2

IN BRIEF

Single-story house with 5 rooms, 130 m² (built in 2012)

2 bedrooms of 19 m² and 16 m², each with shower and WC

1 office of 12 m² at the entrance

1 utility room of 7.5 m²

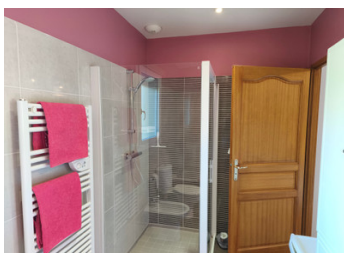
Separate kitchen of 23 m², fully equipped

Living room of 32 m²

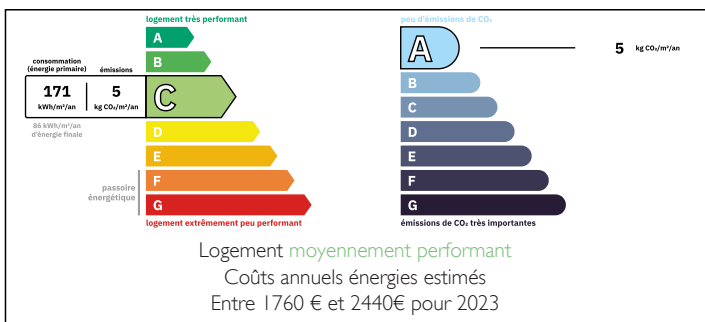
Covered terrace of 19 m²

1 garage of 26 m²

All on a 1,532 m² plot



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

Charming 130 m² house with beautiful views of the surrounding countryside, perfect for a family. It features 2 bedrooms of 19 m² and 16 m², each with a toilet, shower, and large closet. There is an 11.94 m² office at the entrance, ideal for remote work.

The separate kitchen, measuring 23 m², is fully equipped. A spacious 32 m² living room opens onto a 19 m² covered terrace. The property also includes a 7.5 m² pantry and a 26 m² garage.

This lovely home offers three types of heating: underfloor electric heating, a pellet stove in the living room, and a gas stove in the lounge. All windows are PVC double-glazed and equipped with roller shutters.

If you love peaceful living and the charm of the countryside, this house is perfect for you.

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

LOCAL TAXES

Taxe foncière: 1260 EUR

Taxe habitation: EUR

NOTES