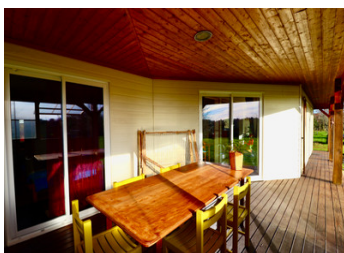


Beautiful eco-friendly detached 3 bed house; double garage & workshop; far-reaching views; quiet location.



INFORMATION

Town:	Eymouthiers
Department:	Charente
Bed:	3
Bath:	2
Floor:	165 m2
Plot Size:	3540 m2



IN BRIEF

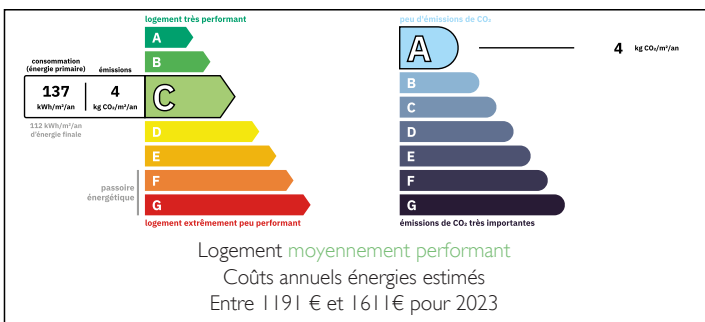
A beautiful ecologically friendly 3 bedroom detached house located in the commune of Eymouthiers in the eastern Charente.

Built in 2009 by the current owner, the house is of mainly wood construction and comprises an open plan central living space (salon, dining room and kitchen), 3 bedrooms (1 ensuite), 2 bathrooms and utility room.

From the building materials to the reversible geo-thermal heating/air conditioning system, from the double glazing to the water recuperation system, care has been taken to minimise the impact on the environment.

Includes separate double garage and large workshop, also of wooden construction with concrete floor.

ENERGY - DPE



Total plot size is 3540m².

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

We enter the south-facing house via a part-glazed door into a BOOT/UTILITY ROOM (9.5m²) having tiled floor and providing useful storage space as well as housing the hot water cylinder. A glazed door gives access to the wonderfully light and bright open-plan living area, which has been designed to take maximum advantage of the glorious views.

To one side is the fitted and fully equipped KITCHEN area (19.5m²) which has a range of modern units (from IKEA) and appliances as well as quality tile flooring. There is plenty of room for a dining table and chairs.

This leads into the more formal DINING area (7m²) which has three sets of French doors opening onto the wooden decked terrace outside – very convenient for al fresco dining. The last set of doors open out into the covered outside dining area.

The central and focal point of the living space is the spacious LOUNGE (42m²) at its heart. This has chestnut wood flooring, a fireplace and a bar. The fireplace with glass insert provides not only direct heat but also warm air to the rest of the house. There is also a feature mezzanine with handmade staircase. From here, you can look down over the lounge and upwards to the lovely exposed wooden beams.

The master BEDROOM (15m²) with EN-SUITE (7m²) shower room (having shower, basin and WC) opens off the lounge and also has access to the outside covered patio area via...

LOCAL TAXES

Taxe habitation: EUR

NOTES