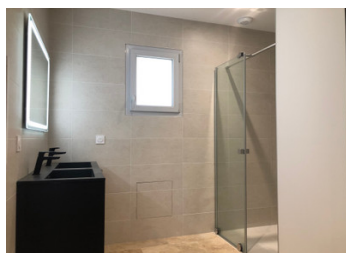
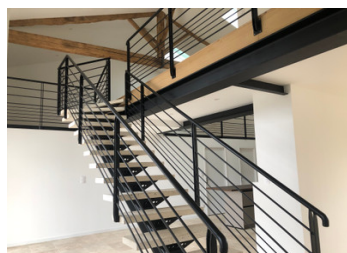
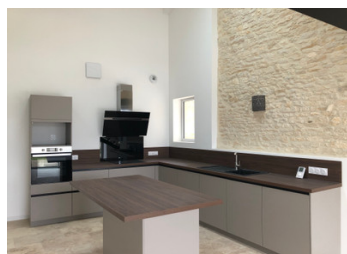
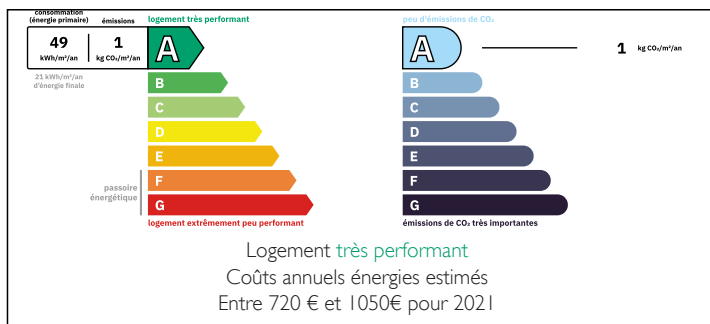


Stone house of 176m fully renovated



ENERGY - DPE



INFORMATION

Town:	Les Pins
Department:	Charente
Bed:	4
Bath:	2
Floor:	176 m2
Plot Size:	140 m2

IN BRIEF

Stone house of 176m2 entirely renovated.

Intelligently designed, this property offers a family living space, functional, spacious and bright combining charm of the old and modernity.

On the ground floor:
the living room and the living room communicate harmoniously with the fitted and equipped kitchen. The cellar, located at the back of this kitchen, adds functionality to this level which also offers a master suite (with dressing room and WC) as well as an independent WC.
Finally, the patio brings a note combining modernism and serenity at this intelligently distributed level.

Upstairs:
A large mezzanine will lead you to 3 spacious bedrooms. You will also find a bathroom and a toilet.

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

The house is presented as follows:

rdc:

Entry --> 5.5m²

Kitchen/living room --> 31m²

Cellar --> 5m²

Living room --> 21m²

A room with a bathroom + WC --> 24m²

WC --> 2.5m²

Garage --> 21.5m²

Upstairs:

Mezzanine --> 29m²

Bedroom 1 --> 11.5m²

Bedroom 2 --> 10.5m²

Bedroom 3 --> 12.5m²

Bathroom + WC --> 7.5m²

Outside:

Terrace of 30m

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

LOCAL TAXES

Taxe habitation: EUR

NOTES