

Stone house of 142m2 fully renovated



INFORMATION

Town:	Les Pins
Department:	Charente
Bed:	3
Bath:	2
Floor:	142 m2
Plot Size:	140 m2



IN BRIEF

Stone house of 142m2 entirely renovated.

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

On the ground floor:

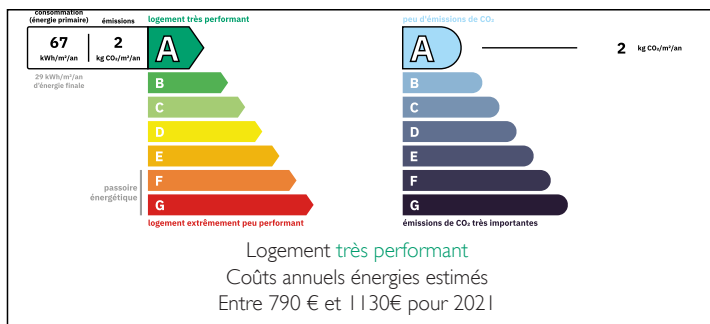
Just after the entrance you discover the fitted and equipped kitchen, the living room and the stay of which the stone vault transports you in the past years.

You will also find a bedroom, a bathroom, a toilet and the attached garage.

Upstairs:

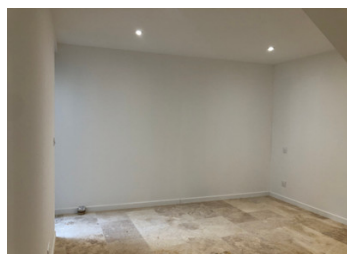
2 spacious and bright bedrooms as well as a bathroom and a toilet. You will also find an additional room that can be adapted to your needs (game room? offices? 4th bedroom?).

ENERGY - DPE



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 --> 8m²

Open kitchen --> 11m²

Living room --> 47m²

a room with its bathroom --> 17m²

WC --> 2m²

Garage --> 27m²

Upstairs :

room --> 9.5m²

room --> 12m²

Bathroom + WC --> 7.5m²

office or game room --> 29m²

Outside :

terrace of 30m²

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