

Charming 3 bedroom open plan bungalow with pool. Walkable to local town and services



INFORMATION

Town:	Baignes-Sainte-Radegonde
Department:	Charente
Bed:	3
Bath:	1
Floor:	103 m2
Plot Size:	1428 m2

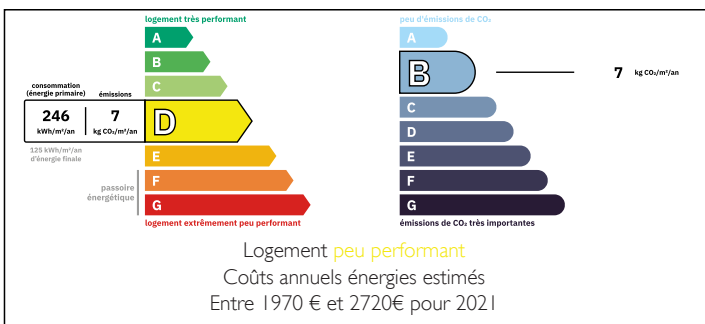
IN BRIEF

Tucked away behind secure gates, this delightful three-bedroom home offers a wonderful blend of comfort, space, and easy French living. Beautifully maintained by its current owner, the house immediately feels welcoming, enhanced by its open-plan layout that creates a real sense of flow and openness throughout.

At the heart of the home, a pellet stove in the dining area provides efficient, cosy warmth for the entire property, complemented by double-glazed windows and doors. The modern kitchen is both stylish and practical, while the contemporary shower room, complete with a separate toilet, has been thoughtfully designed for everyday comfort.

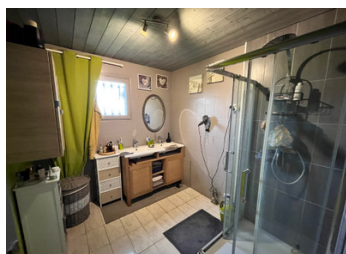
Step outside and you'll find an inviting outdoor haven: a lovely swimming pool with a recently installed liner, sun-soaked terraces perfect for long summer lunches, and a generous lawn ideal for

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 market town of Baignes-Sainte-Radegonde is just a pleasant 5–10 minute walk away, offering restaurants, a bar, boulangeries, weekly markets and all the essentials for daily living.

Whether you're looking for a comfortable family residence or an effortless "lock-up-and-leave" holiday retreat, this charming property is perfectly suited to enjoying the relaxed pace of life in southwest France.

Kitchen 16.5m²
Lounge/ diner 44m²
Bedroom 1 12m²
bedroom 2 11.2m²
Bedroom 3 8.6m²
Shower room 5.72m²

LOCAL TAXES

Taxe foncière: 1250 EUR

Taxe habitation: EUR

Outside

Fully enclosed garden with gated entrance

Double garage

Chlorine pool 7m x 4m

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

NOTES