

House with a basement of 103 m consisting of: 3 bedrooms A separate kitchen A living room and dining room



## INFORMATION

Town:	Marthon
Department:	Charente
Bed:	3
Bath:	1
Floor:	103 m <sup>2</sup>
Plot Size:	7873 m <sup>2</sup>

## IN BRIEF

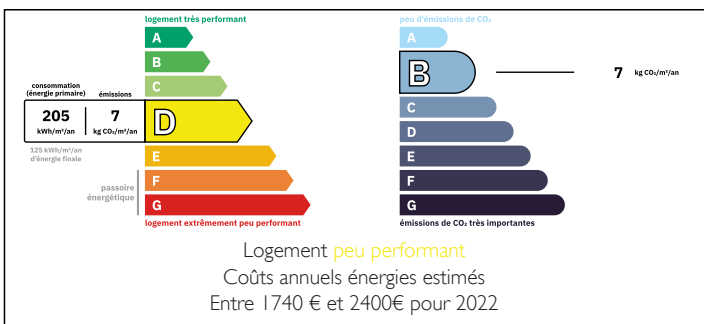
Pleasant detached house built on a partially sunken basement.

It comprises an entrance hall, a kitchen area, a welcoming living room, three rooms used as bedrooms, a shower room, and separate toilets.

In addition, a spacious lower level of approximately 100 m<sup>2</sup> and several outbuildings further enhance the property.

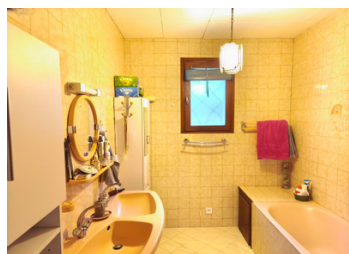
The whole is set on a fully enclosed plot of 2,985 m<sup>2</sup>, offering open and soothing views over the surrounding countryside.

## 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

Single-story house with basement – 4 rooms – Marthon

Located in the commune of Marthon, in a peaceful and green setting, discover this charming single-story house built on a semi-buried basement, offering a pleasant open view over the surrounding countryside.

The living space comprises an entrance hall, a separate kitchen, a bright living room, three bedrooms, a bathroom, and separate toilets.

The basement of approximately 100 m<sup>2</sup> offers many possibilities (parking, storage, workshop, etc.), complemented by outbuildings.

The property sits on a fully enclosed plot of approximately 2,985 m<sup>2</sup>, ideal for enjoying the outdoor space.

Schools and shops are accessible within 2 minutes.

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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