

Single storey house from 2007, 3 bedrooms, open-plan living, gardens on all sides, peaceful location , garage



INFORMATION

Town:	Courbillac
Department:	Charente
Bed:	3
Bath:	1
Floor:	103 m2
Plot Size:	1355 m2



IN BRIEF

Built in 2006, this bright and welcoming home offers quality features and a peaceful setting. The open kitchen flows into a charming living room with large bay windows and a wood-burning fireplace, opening onto a lovely terrace.



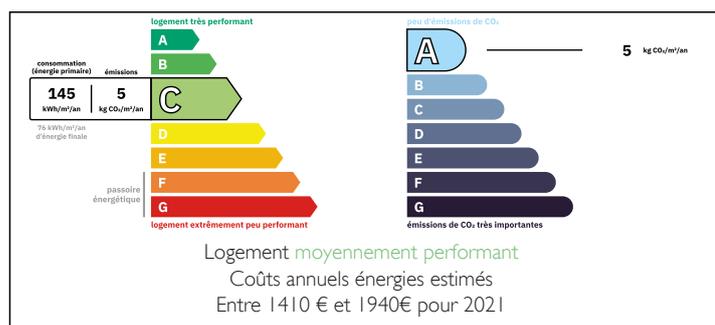
It includes three bedrooms and a bathroom with both a walk-in shower and a spa bathtub. High-end materials such as hardwood flooring and crafted stone add elegance throughout.



The enclosed garden enjoys open views and offers space for a future pool. Equipped with photovoltaic panels, fiber internet, parking spaces, and a garage, the property is move-in ready.

Ideally located 25 minutes from Angoulême and 20 minutes from Cognac, it is perfect for those seeking comfort, space, and tranquility.

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

This beautiful single-storey home, built in 2006, offers 103 m² of comfortable living space and sits on a generous 1,355 m² enclosed and landscaped plot, surrounded by greenery.

Warm, bright, and welcoming, the house has been thoughtfully designed with quality materials throughout. The open-plan kitchen flows seamlessly into the living area, where large sliding glass doors open onto a lovely terrace — perfect for enjoying sunny days and peaceful evenings. The living room is enhanced by an elegant curved triple-glazed bay window and a wood-burning insert fireplace, adding both charm and comfort.

The night area features three pleasant bedrooms, ideal for family life or welcoming guests. The bathroom is a true haven of relaxation, offering both a walk-in Italian shower and a balneotherapy bathtub.

High-quality finishes include hardwood flooring and handcrafted stone from Barthes, adding character and refinement to the home.

The garden enjoys open views and includes a garden shed, with ample space to envision adding a swimming pool. The property is also equipped with photovoltaic panels, fiber-optic internet, three parking spaces, and a garage.

Ideally located just 25 minutes from Angoulême and 20 minutes from Cognac, this home is perfect for anyone seeking a peaceful setting, generous space, and a modern, move-in-ready property with no work required.

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

LOCAL TAXES

Taxe foncière: **707 EUR**

Taxe habitation: **EUR**

NOTES