

New build house, "A" rated energy! Modern single level living



INFORMATION

Town:	Saint-Claud
Department:	Charente
Bed:	3
Bath:	1
Floor:	108 m ²
Plot Size:	700 m ²



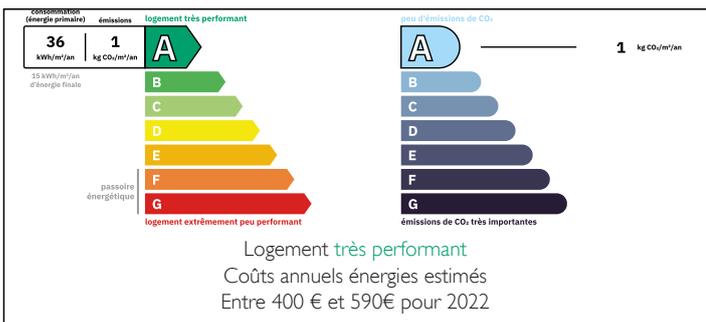
IN BRIEF

This attractive newly constructed property (2025) offers 108 m² of modern, energy-efficient living space set on a generous 700 m² plot. Designed for comfort and low-maintenance living, the home benefits from an excellent A-rated energy performance.

Features include underfloor heating powered by an efficient heat pump, double-glazed windows, and electric roller shutters throughout. The property is connected to mains drainage and equipped with a VMC ventilation system, ensuring optimal air quality and efficiency year-round.

A superb opportunity to acquire a turnkey, high-performance home combining contemporary design with modern environmental standards.

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

Situated just 300 m from the centre of Saint-Claud, this attractive newly built home (2025) offers 108 m² of well-designed, energy-efficient living space on a 700 m² plot with a south-facing garden.

The accommodation comprises a bright 33 m² lounge/dining room with large patio doors opening onto the garden, a separate 7 m² fitted kitchen, and an 8 m² utility room. There are three comfortable bedrooms, each measuring 12 m², and a contemporary bathroom featuring a walk-in Italian-style shower and heated towel rail. The property is fully tiled throughout for a clean, modern finish and easy maintenance.

Built to excellent environmental standards with an A-rated energy report, the house benefits from underfloor heating via an efficient heat pump, double glazing, electric roller shutters, VMC ventilation, and mains drainage.

A superb turnkey property in a convenient village location, ideal as a permanent home or low-maintenance retreat.

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

LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

NOTES