

3 bed semi-detached, modernised Charente village house.



## INFORMATION

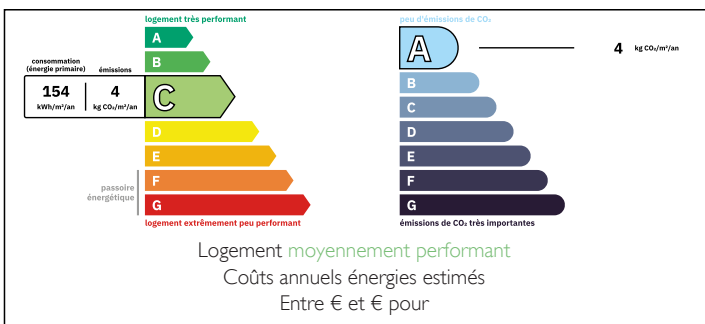
Town:	Terres-de-Haute-Charente
Department:	Charente
Bed:	3
Bath:	1
Floor:	90 m <sup>2</sup>
Plot Size:	800 m <sup>2</sup>

## IN BRIEF

Newly renovated 3 bed village house has parking immediately opposite. It boasts a modern kitchen & is centrally heated by a wood pellet burner. Comprising of; Kitchen diner, living room, utility room with downstairs toilet, 1st floor bathroom with walk-in shower, floating bathroom units & electric towel heater/radiator.

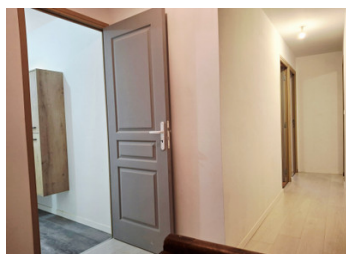


## ENERGY - DPE



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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 clean and modern house gives you the opportunity of stress free living. All major works have been completed, providing a fresh and stylish finish.

Located in a well situated village location, close to the Charante leisure lakes and all other necessary amenities. There's a restaurant/bar in the village itself and access to essential routes is immediate.

The whole ground floor is bright and spacious with a part dividing wall between the kitchen/diner and living room. The kitchen has a built-in electric oven, hob and extractor. Here you will also find the pellet burner which fuels the central heating.

There's a separate utility room and toilet and a curved oak staircase leading to the first floor.

At the top of the stairs we find the contemporary bathroom with ample storage. The entire 1st floor benefits from new flooring, doors and lighting. There are 3 good sized bedrooms, 1 with a built-in wardrobe.

The oak staircase continues to the loft, which can easily be developed into more living space if required.

To the side of the property there is space for an occasional bistro table & chairs.

The 800m2 garden is only a hop, skip & jump away.

Dimensions;

Kitchen/diner - 23m2

Living room - 20m2

Utility - 7m2

Bedroom 1 - 13m2

Bedroom 2 - 9m2

Bedroom 3 - 9m2

Bathroom - 4m2

Plan d'eau Prés de Peyras; lake with beach, water sports & bar/restaurant - 7kms

Limoges airport - 49kms

Bordeaux airport - 176kms

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## LOCAL TAXES

Taxe foncière: **678 EUR**

Taxe habitation: **EUR**

## NOTES