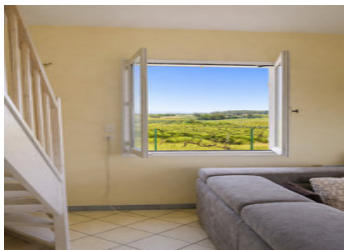


A hilltop home with sweeping views across the vineyards near Chateauneuf



INFORMATION

Town:	Châteauneuf-sur-Charente
Department:	Charente
Bed:	2
Bath:	1
Floor:	126 m2
Plot Size:	836 m2

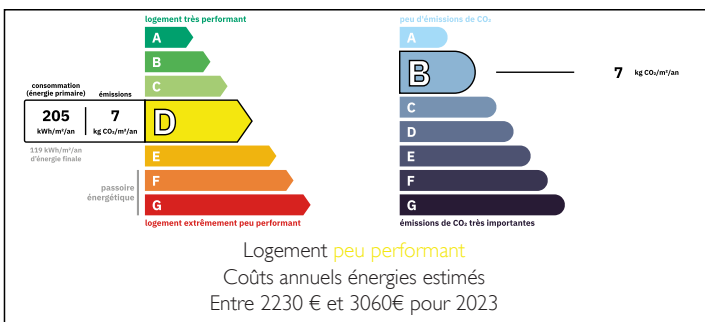


IN BRIEF

A two/three bedroom well renovated home with a large garage and garden, surrounded by views of rolling hills and vineyards. Situated in the heart of the Grand Champagne, Cognac, 7 km from all amenities in Chateauneuf-sur-Charente. There are no immediate neighbours and the garden is entirely fenced/walled.

There are two bedrooms on the ground floor and a mezzanine area to welcome extra guests. To the back there's 100m2 double garage with a door leading directly to the kitchen area. The kitchen opens on to the dining room, with the living area forming an L.

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.



LOCAL TAXES

Taxe foncière: 756 EUR

NOTES

DESCRIPTION

KITCHEN - 10 m2 fitted with electric hob and oven, ceramic sink and quality cabinets

LAUNDRY ROOM/PANTRY - 8m2 leadig to garage

DINING ROOM - 30 m2 with fireplace with insert and large sliding windows to terrace

LIVING ROOM - 30 m2 large sliding windows to terrace

MEZZANINE - 13 m2 with French window to a large BALCONY of 10m2, with stunning views from above.

BEDROOM 1 - 13.55 m2

BEDROOM 2 - 9.20 m2

BATHROOM - 10 m2 with bath, shower and basin with cabinet. Large window to garden.

TERRACE - 28 m2 featuring a fitted stone bbq.

GARAGE - 100 m2 easily parks 2 cars, possibly 3 with ample space for storage.

CELLAR - 12 m2 below garage

The house has a recently installed sanitation system and an underground reserve tank to recuperate rain water for the garden.

DISTANCES :

Nearest bakery/supermarkets 7km

Restaurant 4km

Nursery school 7km

Primary School 3km

Hospital 6.8km

CHATEAUNEUF 7km / COGNAC 25km /

SEGONZAC 12km / BARBEZIEUX 15km /

BORDEAUX 100km

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