

Charming family home in a quiet neighborhood



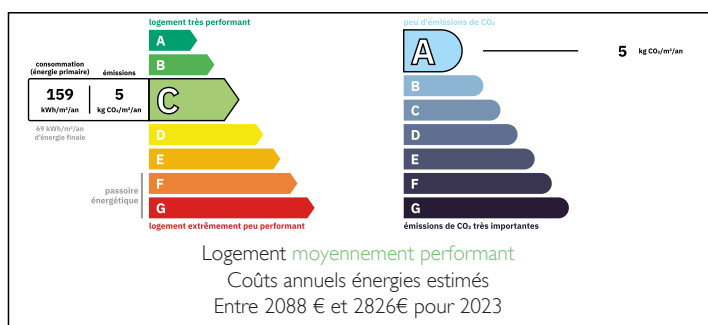
INFORMATION

Town:	Gond-Pontouvre
Department:	Charente
Bed:	4
Bath:	2
Floor:	145 m2
Plot Size:	707 m2

IN BRIEF

Located near amenities and services but in a quiet neighborhood, this family home is perfect for a family. With its spacious living room opening onto a charming garden, open-plan kitchen, and 4 bedrooms (including one on the ground floor), it will surely win you over.

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 1967 house has been renovated to become a modern and easy-to-live-in home. You enter through a sheltered porch that leads to the heart of the house's living area. To your left, there's an office with a bay window, and to your right, a bedroom of about 9 sqm.

For practicality, a utility room has been set up, which also includes a toilet.

Next, you enter the open-plan kitchen, which is equipped and modern.

A few steps lead to the spacious living room of approximately 37 sqm (a recent extension) that opens onto a shaded terrace in the summer thanks to a beautiful wisteria. In winter, you can enjoy the warmth of the fireplace.

Returning to the entrance, you take the stairs to the upper floor where there are 3 bedrooms ranging from 12 to 18 sqm, including a master suite with a dressing room and bathroom, as well as another nice bathroom and a separate toilet.

From the upper floor, you have a view of the Touvre. A non-buildable land parcel separates you from this never-overflowing natural spring.

At the back of the fully enclosed garden, there's a charming outbuilding with dry toilets that can serve as a guest room, bring joy to an independent-minded teenager, or be the perfect office for remote work.

At the back of the property, there are 2 storage rooms totaling about 30 sqm, which are very practical.

Finally, the house has recently undergone insulation of the attic and the installation of a heat pump, and...

LOCAL TAXES

Taxe foncière: 2000 EUR

NOTES