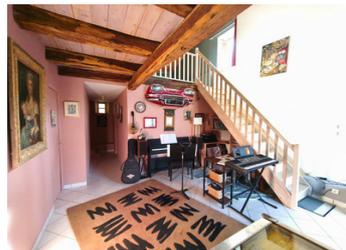


A 200 m house comprising four bedrooms, a fully equipped kitchen, and a large living room with a wood-burning



## INFORMATION

Town:	Charras
Department:	Charente
Bed:	4
Bath:	2
Floor:	200 m <sup>2</sup>
Plot Size:	2210 m <sup>2</sup>

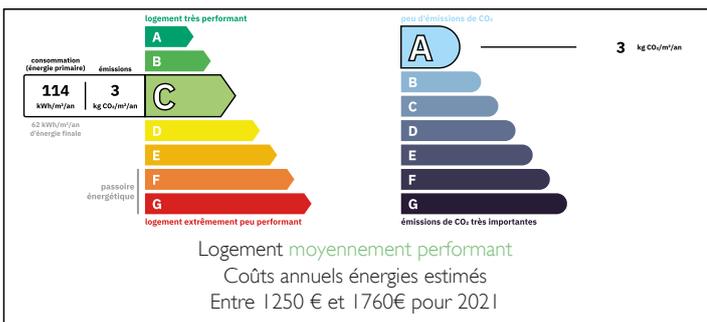
## IN BRIEF

Spacious 200 m<sup>2</sup> house featuring a bright living area with a 28 m<sup>2</sup> living room and an open equipped kitchen. It includes 4 bedrooms, one of which is a 22.5 m<sup>2</sup> mezzanine, as well as two bathrooms.

An independent 95 m<sup>2</sup> apartment, still to be completed, complements this property—ideal for a rental or family project.

The whole property is set on a fenced 2,210 m<sup>2</sup> plot, offering tranquility and plenty of opportunities for development.

## 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 stunning 200 m<sup>2</sup> home offers generous living spaces and an ideal lifestyle for a family seeking comfort and room to grow.

From the entrance, you'll be captivated by a bright living area featuring a spacious 28 m<sup>2</sup> lounge—perfect for entertaining or enjoying cozy family moments. The space is enhanced by a wood-burning insert, bringing warmth and a charming ambiance during the winter months. The fully equipped open-plan kitchen integrates seamlessly, creating a modern and functional living environment.

The house includes 4 bedrooms, including a beautiful 22.5 m<sup>2</sup> mezzanine bedroom that adds character and originality. The other bedrooms are spacious and full of light, perfectly suited to the needs of a family.

You will also benefit from two bathrooms, ensuring convenience and comfort for everyday life.

In terms of features, the house is equipped with underfloor heating powered by a heat pump, providing gentle, even warmth while delivering excellent energy efficiency.

Additionally, the property boasts a real bonus: a 95 m<sup>2</sup> independent apartment awaiting completion. This space offers great potential, whether for hosting family and friends, creating a rental unit, or developing an independent activity.

All of this is set on a beautiful 2,210 m<sup>2</sup> fenced plot, offering tranquility, privacy, and a lush environment. The outdoor space is perfect for designing a landscaped garden, a swimming pool, or a relaxing corner.

A complete property, combining modern comfort, charm, and tremendous potential.

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## LOCAL TAXES

Taxe habitation:

EUR

## NOTES