

Magnificent secluded 4-bedroom sous-sol property set on 2,820 m of beautifully landscaped parkland.



INFORMATION

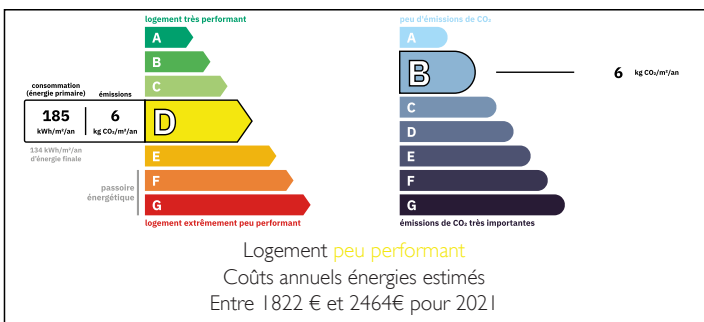
Town:	Étagnac
Department:	Charente
Bed:	4
Bath:	2
Floor:	140 m2
Plot Size:	2820 m2



IN BRIEF

Located less than 30 minutes from Limoges, this secluded and peaceful property offers the perfect retreat from the hustle and bustle of everyday life. The home features three reception rooms, four bedrooms, and a spacious sous-sol garage with ample additional space to suit your needs.

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

Set along a long private driveway, this charming property offers both privacy and convenience, with a garage beneath the house and ample additional parking within the grounds. Access to the main living area can be made either via an elegant, winding staircase leading to the terrace, or through an internal staircase from the lower level.

From the terrace, you step into a welcoming main reception room, where a fully fitted kitchen sits to the right. Beyond, a light-filled veranda creates a beautiful space for entertaining, seamlessly extending the living area and offering views over the garden.

To the left, a second spacious reception room provides a versatile living space, complete with a staircase leading to an upper-level bedroom with its own private bathroom. With additional room available, this area lends itself perfectly to conversion into a self-contained gîte or guest suite, offering excellent income potential.

The main reception room features a charming wood burner, adding warmth and character, while a hallway leads to three further well-proportioned bedrooms, all with generous storage. A separate WC and a stylish Italian-style shower room complete this level.

Below, a substantial sous-sol of approximately 130m² offers exceptional additional space, ideal for storage, a workshop, or further development.

The exterior grounds are equally appealing, with mature trees and established shrubs creating a peaceful, private setting. The fully enclosed garden enhances both security and tranquillity.

Modern comforts include a thermodynamic air-to-water heat pump installed in 2019, recently upgraded double glazing, and a new electrical fuse box fitted...

LOCAL TAXES

Taxe foncière: 938 EUR

Taxe habitation: EUR

NOTES