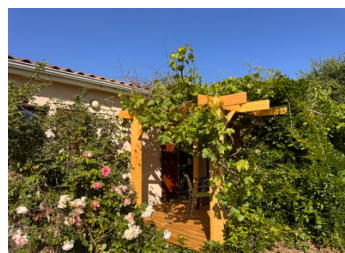


Contemporary 2-Bedroom Bungalow with Pool, Large Plot & Development Potential in Oriolles



INFORMATION

Town:	Oriolles
Department:	Charente
Bed:	2
Bath:	2
Floor:	160 m ²
Plot Size:	9511 m ²



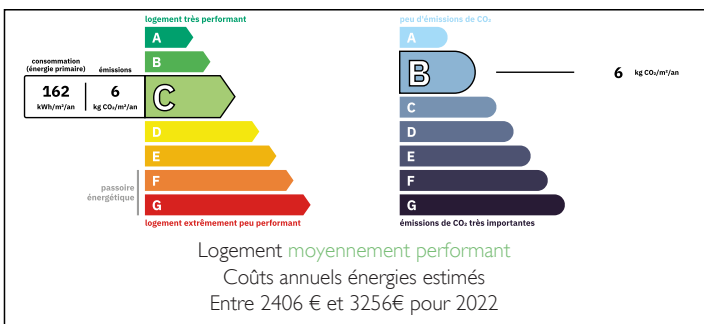
IN BRIEF

Built in 2010 and presented in excellent condition, this spacious single-storey home offers comfortable modern living in a peaceful setting close to local amenities.

Featuring two generous en-suite bedrooms, underfloor heating, double glazing, a conforming fosse septique and a beautiful open-plan living space of almost 50m², the property combines practicality with style. Outside, a large flat garden surrounds a 10m x 4m swimming pool, wooden terrace, garage and garden shed, creating the perfect environment for entertaining, relaxing and enjoying the Charente countryside.

An additional bonus is the possibility of obtaining planning permission on part of the land, subject to the necessary approvals. Located in the sought-after commune of Oriolles, this property offers tranquillity whilst remaining conveniently connected to nearby

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

Nestled in the peaceful countryside of Oriolles, this attractive bungalow, built in 2010, offers an ideal blend of modern comfort, practical design and outdoor living. Set on a generous plot with open views across the surrounding landscape, the property is perfectly suited as a permanent residence, holiday home or retirement property.

The accommodation begins with an entrance hall (2.45m²) leading into a spacious internal hallway (11.89m²) which provides access to the principal living areas.

The heart of the home is undoubtedly the impressive open-plan living and dining room of almost 50m². Filled with natural light, this welcoming space features a fireplace for cosy winter evenings and direct access to the exterior terrace, creating a seamless connection between indoor and outdoor living. A charming reading nook or relaxation corner enjoys particularly attractive views over the garden and surrounding countryside.

The contemporary fitted kitchen (16.71m²) offers ample storage and preparation space, complemented by elegant dark granite worktops. Large windows flood the room with natural light, making it a pleasant and functional space for everyday living and entertaining.

Adjacent to the kitchen is a practical utility room (12.93m²), providing additional storage and housing one of the property's hot water systems.

The sleeping accommodation is thoughtfully arranged, ensuring privacy and comfort for both owners and guests.

Bedroom One (16.27m²) is a spacious principal suite featuring a generous walk-in dressing room (5.87m²) and a large en-suite wet-room with bath & shower (8.73m²).

Bedroom Two (20.27m²) is equally impressive and

NOTES