Charming Single-Story House with Heated Pool, Barn and Guest Annex

INFORMATION

Town:	Passirac
Department:	Charente
Bed:	2
Bath:	2
Floor:	150 m2
Plot Size:	4870 m2

IN BRIEF

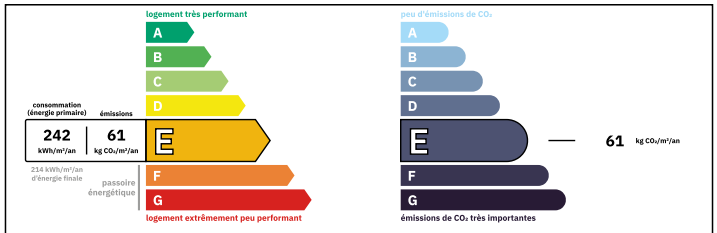
Located in the Charente region, this appealing single-story home offers comfortable living, a well-kept garden, a heated swimming pool and several useful outbuildings.

The house comprises a kitchen, a cosy living room, one bedroom and a hallway with built-in storage. There is also a separate WC, a shower room with laundry area, and a spacious bathroom with WC.

Outside, the garden provides a pleasant space to relax, while the heated pool can be enjoyed from spring through autumn.

A barn offers versatile space for storage, a workshop or a garage, with further potential subject to planning permission. A separate annex with two rooms and a bathroom is ideal for hosting family and friends, creating a home office or exploring holiday rental potential, subject to the necessary

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4308 € et 5828€ pour 2023

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:	**1119 EUR**

NOTES

DESCRIPTION

This charming single-story house offers comfortable living, a pleasant garden and several useful outbuildings in the beautiful region of the Charente.

The house comprises a kitchen, a cosy living room and a bedroom, along with a hallway with built-in storage. There is also a separate WC, a shower room with laundry area, and a spacious bathroom with WC.
Outside, the garden is well maintained and features a heated swimming pool, allowing you to enjoy a swim from spring through autumn.
The property also includes a barn, offering space for storage, a workshop or a garage, with potential for other uses subject to planning permission.
A separate annex with two rooms and a bathroom provides additional accommodation for family and friends. It could also be suitable for a home office or a holiday rental, subject to the necessary permissions.
A property with plenty of practical features, a swimming pool and scope to make it your own.
Contact us to arrange a viewing.

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