

Modern and very spacious 8 bed family home with separate garage and attached garden; near full amenities.



## INFORMATION

|             |            |
|-------------|------------|
| Town:       | Mazerolles |
| Department: | Charente   |
| Bed:        | 10         |
| Bath:       | 3          |
| Floor:      | 248 m2     |
| Plot Size:  | 4500 m2    |



## IN BRIEF

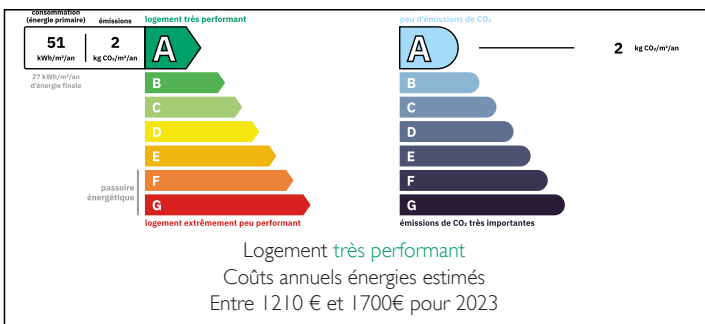
Property located on the outskirts of the village of Mazerolles in the eastern Charente.

Comprises an 8 bedroom house of 250m<sup>2</sup> habitable space with integrated garage and large enclosed veranda, separate double garage with electric vehicle charging point and an attached garden of 4700m<sup>2</sup>.

Built in 2015, the house has full double glazing and underfloor heating on two levels. It offers a large open living space, adjoining veranda with lovely views, four ground floor bedrooms and bathroom, four additional first floor bedrooms and a second bathroom with shower.

A second double garage was built 4years ago and includes two additional bedrooms and a third bathroom with shower.

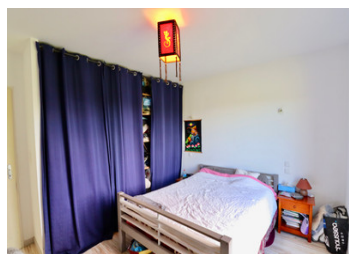
## ENERGY - DPE



Equidistant between the towns of Montbron,

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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.



## LOCAL TAXES

Taxe foncière: 2200 EUR

## NOTES

## DESCRIPTION

Edge of village property comprising a modern 8 bedroom house, built in 2015, with integrated garage, separate double garage of more recent construction and an attached plot of land of 4700m<sup>2</sup>.

The house offers 250m<sup>2</sup> habitable space, set over two levels that comprises:

On the ground floor:

Large open plan living space of 70m<sup>2</sup> with dual aspect that includes a fully equipped kitchen, a salon and dining room. There is even preparation work to install a wood burner or wood pellet burner, if desired.

A glass veranda of approximately 40m<sup>2</sup>, opening onto the garden, with spa or jacuzzi connections already in place. This was built in 2022.

Four bedrooms of 11.9m<sup>2</sup>, 12m<sup>2</sup>, 12m<sup>2</sup> & 14m<sup>2</sup> with views over either the front courtyard or rear garden. Bathroom of 8m<sup>2</sup> with shower cubicle and bath.

Small office space (semi-open plan) of 6m<sup>2</sup>.

Two storage rooms of 6m<sup>2</sup> and 8m<sup>2</sup> each.

Separate lavatory of 2m<sup>2</sup>.

Integrated single garage of 22m<sup>2</sup>.

A wooden staircase leads to the first floor and a central corridor connecting to all rooms, that comprise:

Four additional bedrooms of 12m<sup>2</sup>, 12m<sup>2</sup>, 14m<sup>2</sup> and 14.5m<sup>2</sup>, also with views of the front courtyard or rear garden.

A spacious shower room of 7m<sup>2</sup>, recently renovated, with a walk-in Italian style shower.

Separate lavatory of 1.5m<sup>2</sup>.

The house has full double glazing throughout and underfloor heating on both levels, with the exception of the ground floor veranda which has electric radiators.

A second, independent double garage was also