LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



UNDER OFFER. CONTEMPORARY HOUSE. 3 BEDROOMS. STUDY. GROUND FLOOR. GARAGE. ENCLOSED GARDEN. SWIMMING POOL.

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PROPERTY FACT FILE

REFERENCE	A32279CGL16
PRICE	€ 385,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	4
ACCOMMODATION	283 m²
LAND	3359 m²
TOWN	La Tâche
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Garage

*Price based on current exchange rate which is subject to change



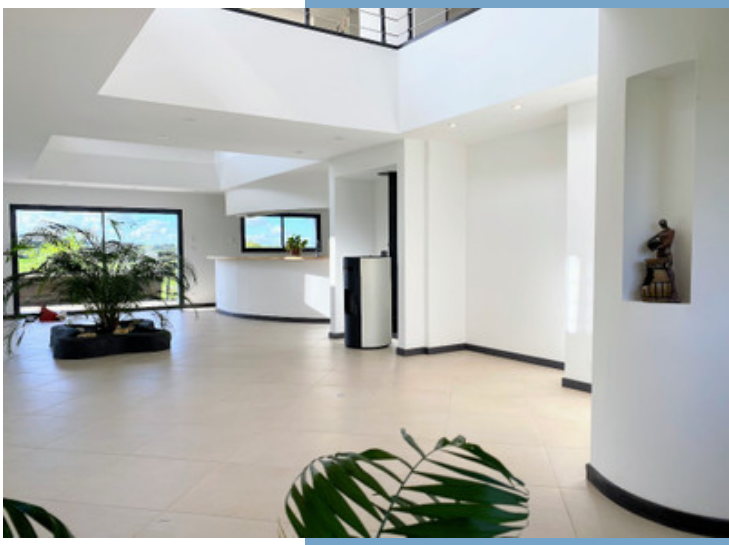


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- Indoor heated pools
- Very high energy performance
- Plain pied living possible
- Very nice services
- Disabled access throughout the house

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An incredible house that combines modernity, high-quality features, spaciousness, comfort and charm. Just 17 km from Mansle (N10 access) and 30 km from Angoulême (TGV train station), this recently built property is nestled in a bucolic, wooded corner of the Charente countryside. The house opens out generously onto uninterrupted

DESCRIPTION

*This HOUSE completed in 2021 (timber frame and imitation wood cladding) comprises ;

ON THE GROUND FLOOR
- Spacious living room with kitchen and pellet stove: 83 m².
- bedroom with en-suite shower room (shower and two basins): 24 m².
- a WC

A bay window gives access to
- heated indoor swimming pool (7x3.5), shower room with WC
- a utility room

A door gives access to :
- a cellar: 8.8 m² (8.8 sq ft)
- a laundry room
- a workshop/technical room
- a double garage

and with independent access from the outside :
- a study/bedroom: 14 m² (14 sq ft)
- a shower room with WC, shower and basin
- an indoor heated spa (3x4)



FIRST FLOOR (accessible by lift)
- two bedrooms with dressing rooms: 12.7 m² each
- a WC
- A bathroom: 4.3 m².
- a large landing/study: 20 m² (215 sq ft)
- a 26 m² mezzanine with hanging net (39 m²)

*enclosed garden
*TERRACE
*electric GATE

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr
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More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A32279CGL16

COMPLETE FILE AND PHOTO ON REQUEST

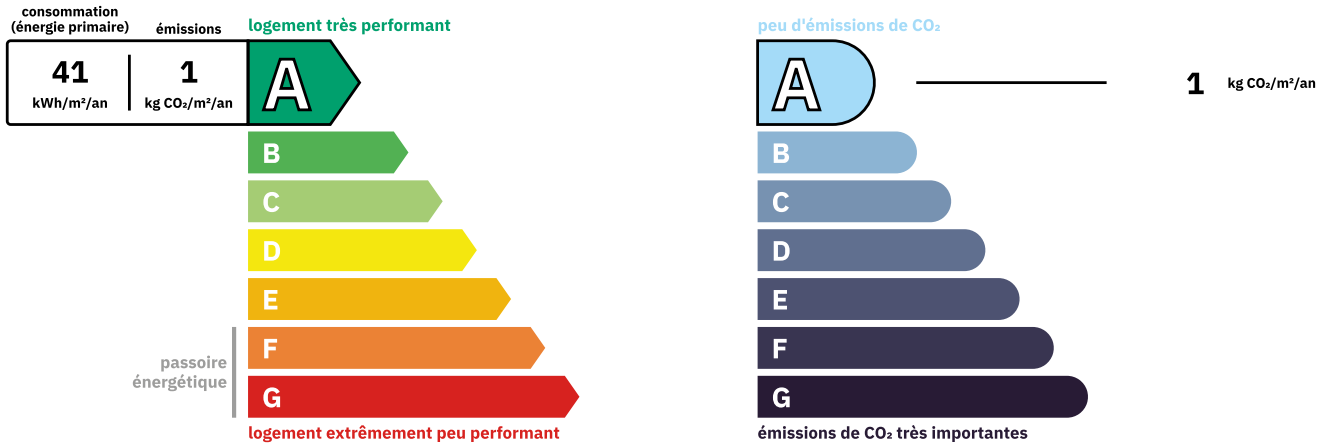
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ENERGIE-DPE



Property Very efficient
Estimated annual energy costs
between 605 € and 818€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A32279CGL16
FILE COMPLETE AND PHOTOS ON REQUEST

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