

An immaculately presented 4 bedroom bungalow, terraces, large barn/garage workshop and enclosed gardens



## INFORMATION

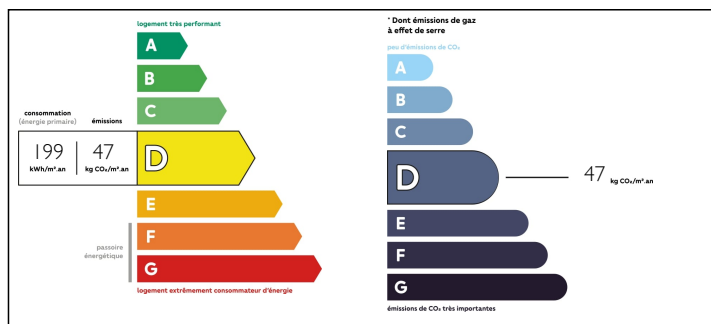
|             |            |
|-------------|------------|
| Town:       | Challignac |
| Department: | Charente   |
| Bed:        | 4          |
| Bath:       | 2          |
| Floor:      | 200 m2     |
| Plot Size:  | 3935 m2    |

## IN BRIEF

Recently refurbished to the a very high standard this property enjoys every modern convenience. Electric gates open onto a well tended garden with mature trees, shrubs and a gravelled driveway leading to the house, barn and workshops. Large reception room, kitchen, four generous bedrooms (one of which is currently used as a study) with two shower rooms and two toilets complete the ensemble. Outside to the front there is a very useful shaded dining area and a sun terrace at the back. A small paddock is to be found to the side of the house.



## 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

This beautifully presented single storey property of 200m<sup>2</sup> (villa style) sits within its very own private and fully fenced plot of almost 1 acre is ideal for those seeking to downsize, wanting single level living or for retirees who just want somewhere quiet and private to enjoy their retirement.

Accessed through electric double gates with beautiful and professionally maintained lawns with mature trees on either side of a newly 35 metre upgraded driveway and with ample parking, you will find this delightful well-maintained property.

It offers:

- Almost 200m<sup>2</sup> of living accommodation
- A lovely rural location with uninterrupted views of the surrounding countryside, (but still within easy reach of the hustle and bustle of the local town and all its amenities.)
- Low annual running costs
- A 'ready to move into' modern feel with no need to spend on refurbishments or upgrading.
- Four double sized bedrooms, two shower rooms, two WCs, large modern fitted kitchen, large lounge/dining room.
- Central heating and log burner.
- Approximately 300m<sup>2</sup> of terracing wrapped around the house.
- Large garage/barn with electric doors, independent workshop, loft/storage space.
- A very comfortable, private, and quiet environment with only a small area of one of the front lawns being visible to the neighbour from an upstairs window.

## LOCAL TAXES

Taxe foncière: **977 EUR**

## NOTES