

Spacious 4 bed single storey house with secluded garden, basement and heated swimming pool

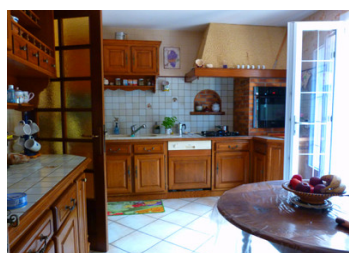


## INFORMATION

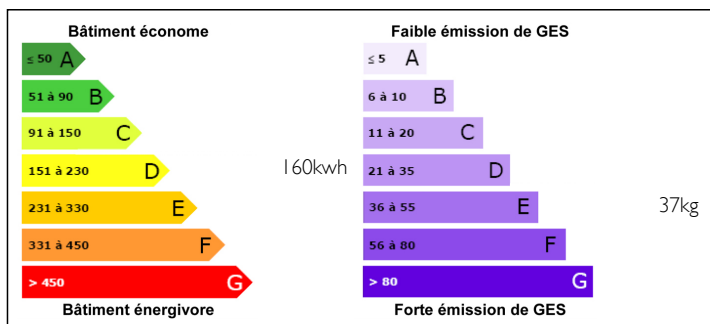
Town:	Touvérac
Department:	Charente
Bed:	4
Bath:	2
Floor:	141 m2
Plot Size:	2574 m2

## IN BRIEF

This lovely 4 bedroom home is in good condition throughout and located in a peaceful rural setting. Inside there are 4 bedrooms, 2 bathrooms, a kitchen and spacious living area all on the same floor, with doors leading out onto the south facing balcony. Down the stairs from the living room there is a large basement, part of which is currently used as a garage. This could easily be converted in further living accommodation or a separate apartment and there is a shower room and kitchen area already in situ. The house is heated via oil-fired central heating and also has a wood fire in the living room. Outside there is a lovely heated swimming pool with surrounding terrace, outdoor dining area and large spacious garden mainly laid to lawn with a variety of fruit trees. There is also a large detached outbuilding/ garage with room for several cars.

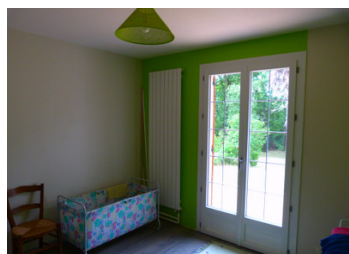


## ENERGY - DPE



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.



## LOCAL TAXES

Taxe foncière: 1144 EUR

## NOTES

## DESCRIPTION

### Ground Floor

- Entrance hall/ hallway with storage cupboards
- L-shaped living/ dining room (48m<sup>2</sup>) with feature stone fireplace and inset wood fire
- Kitchen (12m<sup>2</sup>) with fitted units and integrated appliances
- Utility room (6m<sup>2</sup>) with fitted units
- Bedroom 1 (16m<sup>2</sup>) with plumbing in place for en-suite bathroom/ shower room
- Bedroom 2 (11m<sup>2</sup>) with double doors to balcony
- Bedroom 3 (9m<sup>2</sup>) with window to the front
- Bedroom 4 (8m<sup>2</sup>) with window to the front
- Family bathroom with double sink, bath and shower
- Separate WC

### Sous-Sol

- Large double garage/ basement (60m<sup>2</sup>) with shower room and small kitchen and scope to develop into further habitable space subject to consent.

### Outside

- Detached garage/ workshop which can store a camping vehicle, several cars or could be used as a large workshop
- There is parking for several cars both at the front and the rear of the property.
- Large heated pool with adjacent covered seating/dining area

### ALL MEASUREMENTS ARE APPROXIMATE

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