

Modern bungalow with 3 bedrooms and enclosed garden in the Charente



INFORMATION

Town:	COMBIERS
Department:	Charente
Bed:	3
Bath:	2
Floor:	133 m2
Plot Size:	1532 m2

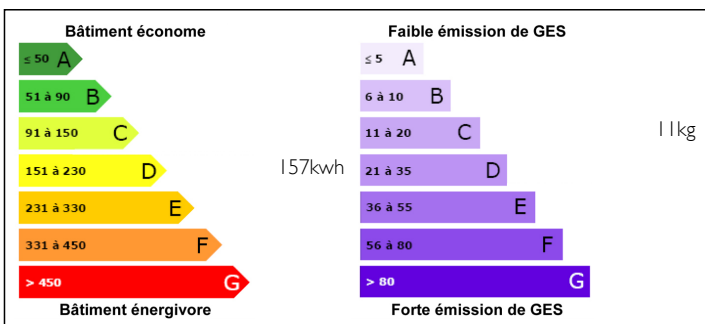


IN BRIEF

Very well presented bungalow with outstanding countryside views. The house has been recently built and finished to a very high standard. Still under guarantee with landscaped gardens on a manageable plot. Must be seen to be appreciated.



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

In greater detail :

Entrance hall 3.5m² Tiled central entrance hall.

Living room 30m² spacious living room with 2 sets of patio doors leading out to the rear garden and covered terrace. 2 windows to the front. Tiled floor with underfloor heating.

Kitchen / diner 23m² modern fitted kitchen with oak units. Triple aspect with door leading directly out to the rear terrace. Open plan dining area with open views.

Utility 7.5m² with fitted units and door leading to the integral garage.

Bedroom1 19m² master bedroom with fitted wardrobes and ensuite bathroom 7m² with bath, walk in shower, basin, bidet and electric towel rail.

Bedroom2 15.5m² with fitted wardrobes and en-suite shower room – shower, basin, bidet, toilet and heated towel rail.

Bedroom 3/office 12m²

Garage 26m² integral garage with up and over door. There is an enclosed landscaped garden to the rear and an open garden with driveway and parking to the front with uninterrupted open views of the rolling countryside.

The property was built in January 2012 and is breezeblock construction. There is underfloor heating throughout and it has been well insulated. It is fully double glazed and still under the constructors guarantee.

Mains water and electricity are connected and broadband is available.

This is a real turn key property in immaculate condition.

Budget flights available from Limoges 106km, Bergerac 92km and Bordeaux 144km

TGV/LGV connection from Angouleme 33km

LOCAL TAXES

Taxe foncière: 930 EUR

NOTES