

A light and airy detached 3 bedroom one story home facing a vineyard. This really is a house to arrive, unpack and enjoy!



INFORMATION

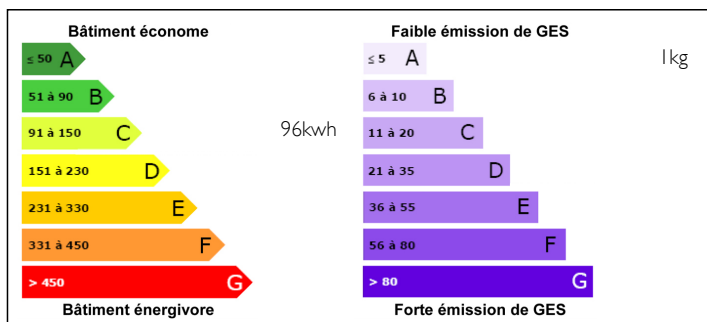
Town:	FENIOUX
Department:	Charente Maritime
Bed:	3
Bath:	1
Floor:	94 m2
Plot Size:	731 m2



IN BRIEF

This modern construction home has it all in terms of easy practical accessible living, features include double glazing, remote controlled electric shutters and a wood pellet stove. It would make a great easy maintenance home or be perfect if you want a secure lock up and leave holiday base. It is located on the edge of a pretty village in the heart of the Charentais countryside.

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

Located on just one level, the rooms are spacious and bright, and all have views of the garden and vines beyond. In addition to the pellet wood burner in the living room many rooms have wall mounted electric heaters.

In detail:

GLAZED TERRACE (5.5m²) Facing onto the garden and vineyard beyond, it benefits from sliding glazed doors and filtered electric blinds. Sliding doors and main door lead onto

LIVING ROOM/DINING ROOM (17.5m²) with wood pellet burner and glazed doors on three aspects this light filled room, with its exposed beams is the heart of this home. Again, electric shutters throughout. Views from all windows to the wrap around garden

KITCHEN (11m²) Modern, well equipped fitted kitchen with plenty of storage, open plan to the living space with a breakfast bar.

BEDROOM (13.5m²) Built in storage, glazed sliding doors to garden, electric blinds

BEDROOM (11.2m²) Glazed sliding doors to front garden, electric blinds

WC

BEDROOM/STUDY (8.8m²) Built in storage, glazed door to garden, electric blinds

BATHROOM (7.7m²) Modern, spacious bathroom with spa jacuzzi bath, large shower cubicle and sink, heated towel rail, fully tiled

WC

GARAGE (21.9m²) Door from hallway to garage with door to rear and electric remote-control rollover door to front.

GARDEN – A large sunny garden surrounds the house, well stocked with mature plants the views extend to the vines and fields beyond (as the house is at the end of a small hamlet) The garden is gated and provides secure off road parking. There is a...

LOCAL TAXES

Taxe foncière: 483 EUR

NOTES