

Spectacular views from this 3 bedroomed house with its large basement, lovely garden and seured swimming pool.



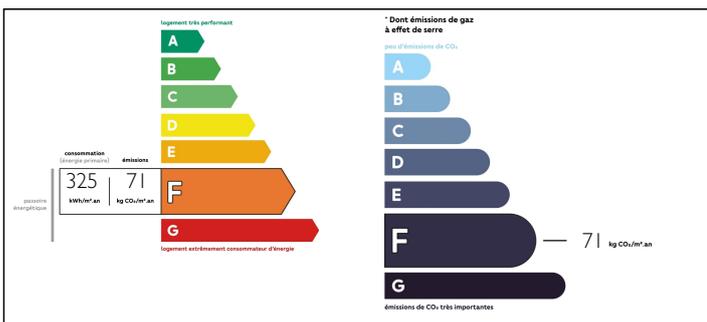
INFORMATION

Town:	Pillac
Department:	Charente
Bed:	3
Bath:	1
Floor:	159 m2
Plot Size:	2478 m2

IN BRIEF

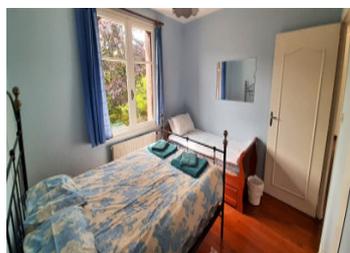
This well maintained house was built in 1968. The living part of the house is on the top floor and has spacious and bright rooms. The kitchen/dining room is fully equipped, and the living room with log burner, has double doors leading out to a balcony where one has spectacular views. There are three good sized bedrooms 2 of which have built in wardrobes. The bathroom with two vanity basins and a bath with shower. Next to the bathroom is a separate toilette. Stairs lead down to the basement where there is the large utility room with plumbing for the washing machine and also a sink. There are double doors leading out of the utility room to the garden/ parking. The large garage is big enough for two cars. There are 2 storage rooms, plus a room with that holds the oil- fired boiler which supplies heating and hot water, and...

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

The house in greater detail :

Entrance hall - 12 m²
Kitchen/diner - 19.90 m²
Living room 24.25 m²
Balcony - 18.35 m²
Bedroom 1 - 14.10 m²
Bedroom 2 - 14.10 m²
Bedroom 3 - 10.65 m²
Bathroom - 7.80 m²
Toilette - 1.75 m².

Basement :

Hall - 15 m²
Utility room - 15.90 m²
Garage - 37.25 m²
Storage room/workshop - 11.40 m²
Storage room - 11.70 m²
Boiler room - 8.95 m²
Toilette - 3 m².

Swimming pool - 9m x 4m depth 1.3 m
Garden.

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

NOTES