

Design-Led Detached 3 Bedroom House with Swimming Pool just 5kms from Aubeterre

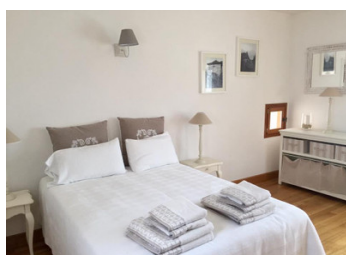


INFORMATION

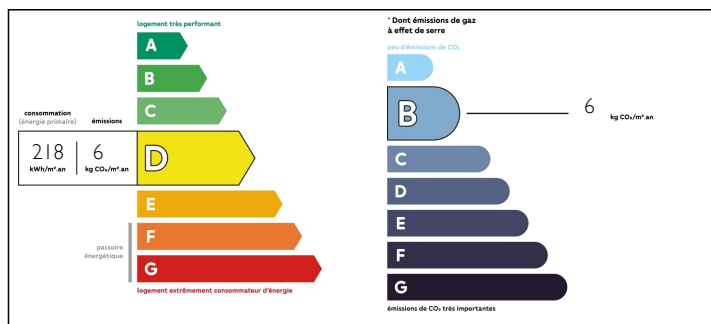
Town:	Nabinaud
Department:	Charente
Bed:	3
Bath:	2
Floor:	101 m2
Plot Size:	861 m2

IN BRIEF

This spacious, recently built property offers generous double height living space and bedroom plus further accommodation in the pigeonnaire. It is situated in a quiet hamlet only 5kms from the village of Aubeterre Sur Dronne, one of the prettiest villages in France. An early visit is recommended.

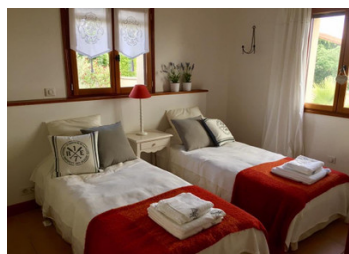


ENERGY - DPE



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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

You approach the property across a gravel driveway and enter into the airy kitchen/dining room/sitting room (39m²).

The kitchen is fully fitted and has an integral fridge/freezer, oven and dishwasher.

There is a door from the kitchen to the washing facilities.

The sitting room has a fireplace with Jotul log-burning stove but there is also electric under floor heating on this floor.

To the right of the living space, there is a door that leads to the Séjour (13.3m²- this could be used as a bedroom or office space) and there is a shower room (3m²) accessible from this space.

Up the stairs from here, you will find a lovely bedroom (14.5m²), with dressing room.

To the left of the living space, you access the remaining 2 bedrooms (12m² and 11.9m²) and shower room (5.4m²).

To the rear of the property, there is a delightful covered terrace, garden and the swimming pool with pool house.

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

LOCAL TAXES

Taxe habitation: 942 EUR

NOTES