

Pretty Charentaise 3-bedroom house with swimming pool and terrace. Beautiful peaceful setting. Near Cognac.



INFORMATION

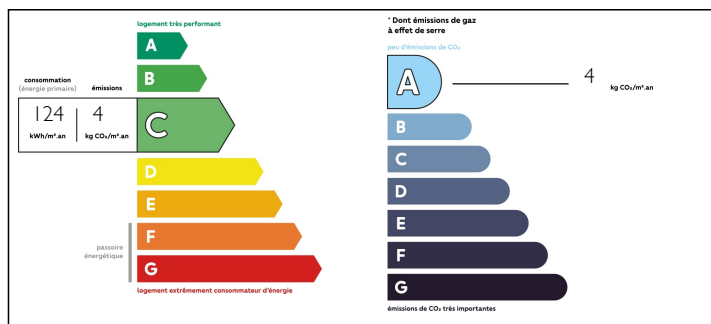
Town:	Le Seure
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	240 m2
Plot Size:	851 m2

IN BRIEF

Set in a private location in a small hamlet, just 15minutes from Cognac. Well presented and charming south facing Charentaise house with exceptional pool area and garden. Enclosed and private. Large bright living areas - all overlooking the garden and pool. One bedroom on the ground floor with double doors opening to the garden and pool areas. On the first floor a master bedroom suite with shower room and WC. Mezzanine area leading to a further bedroom. Modern and efficient heating system, mains drains and fibre internet. Large garage for 3 cars with electric doors plus a workshop and storage area. Security alarm. Set just 15km from Cognac and 25km from Saintes. 70km from the beautiful sandy beaches of the Atlantic coastline.

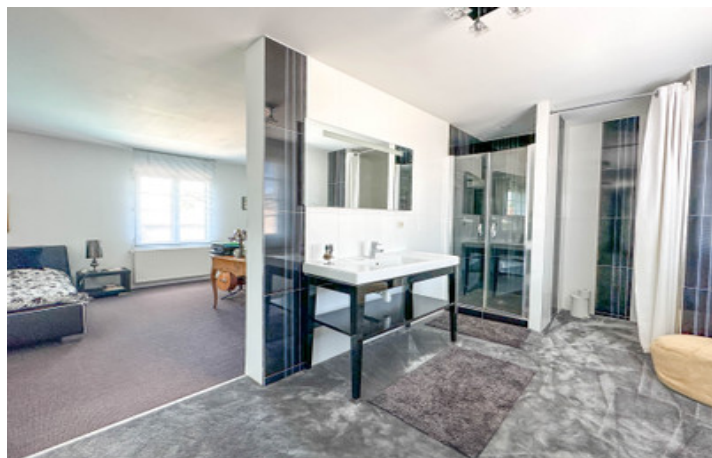


ENERGY - DPE



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: 900 EUR

NOTES

DESCRIPTION

Ground floor :

ENTRANCE : 6m2 with large fitted wardrobe.

LIVING ROOM : 45m2 with doors opening to garden.

KITCHEN : 22m2 with fitted units and original fireplace.

GAMES ROOM : 32m2 with doors opening to garden.

SHOWER ROOM with WC.

BEDROOM : 20m2 with large glass doors overlooking the garden.

Boiler room 5m2 with new pompe a chaleur which also heats water.

Storage area 7m2.

First floor :

MASTER BEDROOM : 41m2 with built in wardrobes . Open shower room with WC.

MEZZANINE : 11m2

BEDROOM 3 : 10m2 (floor size including eaves 20m2)

EXTERIOR :

Private enclosed garden with spectacular pool 8m x 5m surrounded by a travertine terrace .

Garage for 3 cars plus a workshop and storage area .

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