

Isolated detached house, 5 bedrooms, open views, 20 minutes South of Angouleme.



## INFORMATION

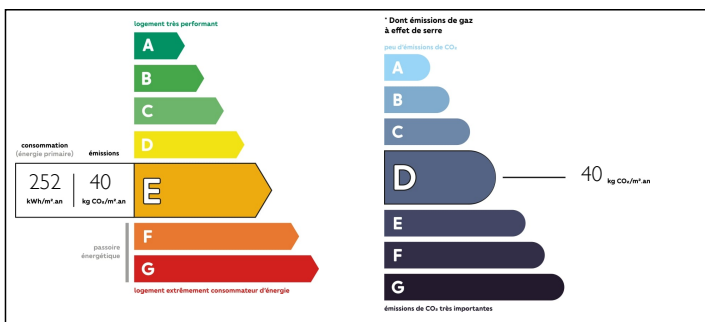
Town:	Chadurie
Department:	Charente
Bed:	5
Bath:	2
Floor:	160 m2
Plot Size:	3990 m2

## IN BRIEF

This property sits on an elevated location, fully fenced and overlooking beautiful French countryside. 20 minutes South of Angouleme and 10 minutes to the N 10.

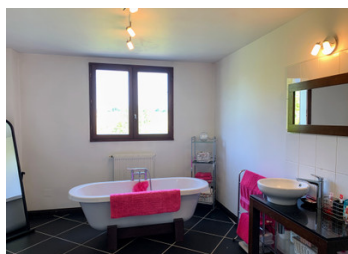


## ENERGY - DPE



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.



## NOTES

## DESCRIPTION

The property offers spacious accommodation, a quiet environment with no neighbours.

### ENTRANCE

UTILITY/VERANDA (12.7m<sup>2</sup>) with plumbing for washing machine, storage cupboards and worktops. Access to bedroom 2

KITCHEN/DINING ROOM (24.8m<sup>2</sup>) a light and spacious room with chimney and a wood burning stove door leads to the terrace and the garden. The kitchen is complete with double oven, dishwasher, fridge, and hob.

SITTING ROOM (26m<sup>2</sup>)

SNUG (11.38m<sup>2</sup>)

GROUND FLOOR BEDROOM (19.2m<sup>2</sup>) with ENSUITE SHOWER ROOM and W.C.

DINING HALL (12.7m<sup>2</sup>)

BEDROOM 2 (12.96m<sup>2</sup>)

BEDROOM 3 (12.3m<sup>2</sup>) with dressing

FAMILY BATHROOM (12.86m<sup>2</sup>) with freestanding bath, separate shower, basin, W.C.

First floor with lots of storage cupboards in all the bedrooms and landing

BEDROOM 4/OFFICE (8.4m<sup>2</sup>)

BEDROOM 5 (19.09m<sup>2</sup>) with a balcony. There is ample space for an ensuite bathroom.

W.C.

Under the property there is a cellar and other rooms ideal for storage.

GARAGE/WORKSHOP (46m<sup>2</sup>) with a car inspection pit and electricity

GARAGE/WOOD STORE (40m<sup>2</sup>) with electricity

The property is fully fenced, it has a large selection of fruit trees, it also benefits from double glazing, a septic tank which conforms to today's standards. Views over open countryside.

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