

Charming contemporary house, 4 bedrooms, small outbuilding, large enclosed garden, close to amenities



## INFORMATION

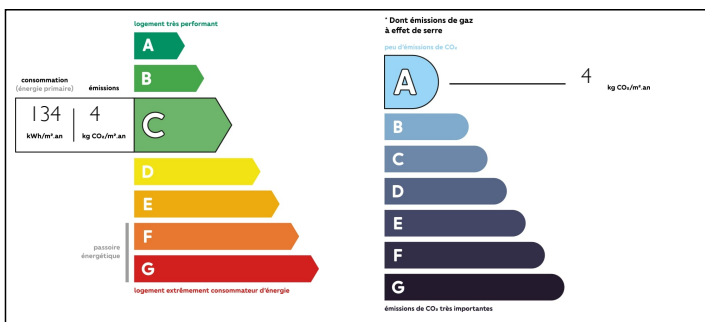
Town:	Puyréaux
Department:	Charente
Bed:	4
Bath:	1
Floor:	140 m2
Plot Size:	2004 m2

## IN BRIEF

Beautiful, very light house in a quiet area of Puyréaux, just 5 minutes from amenities. It comprises a large living room opening onto an open plan kitchen, 4 bedrooms, a bathroom and a tower. Photovoltaic panels generate additional income and an air-to-air heat pump helps to save energy. The house also has double glazing and a septic tank to current standards. There is a lovely garden with a bungalow, garage and above ground swimming pool. No work is required making this a great opportunity.



## 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

The house comprises

Large Entrance Hall with Dressing Room: 11.13m<sup>2</sup>.

Large living room: 36.20m<sup>2</sup>

Fitted kitchen opening onto the lounge/dining room: 16.99m<sup>2</sup>

Utility room with plumbing for washing machine and water softener: 7.16m<sup>2</sup>

Storeroom: 4.31m<sup>2</sup>

Bedroom 1: 11.47m<sup>2</sup> with dressing room

Bedroom 2: 11.50m<sup>2</sup> with dressing room

Bedroom 3: 9.97m<sup>2</sup> with dressing room

Bedroom 4: 16.56m<sup>2</sup> located in the tower

Bathroom: 9.97m<sup>2</sup> with shower cubicle, bath, double basin, heated towel rail

WC: 2.05m<sup>2</sup> with washbasin

OUTSIDE:

Outbuilding with water supply

Chicken coop

Above ground swimming pool

Garden Shed

## LOCAL TAXES

**Taxe foncière: 940 EUR**

## NOTES