

Stylish 5 bedroom, single storey, modern house with pool and large garden in rural setting.

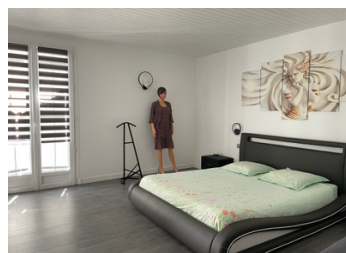


## INFORMATION

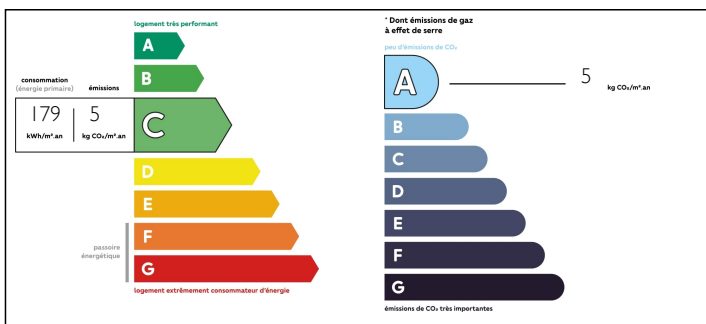
Town:	Longré
Department:	Charente
Bed:	5
Bath:	2
Floor:	275 m2
Plot Size:	5534 m2

## IN BRIEF

Welcome to this charming house for sale on the outskirts of Longré in the Charente region of France. With its modern simple design and single-storey layout, it offers a comfortable living space for buyers looking for somewhere ready to move into and not have to do anything. With five bedrooms and two bathrooms, there is plenty of room for a family or even the possibility of accommodating a relative in a self-contained apartment, providing independence and privacy. Alternatively, you could take advantage of the rental potential. Everything has been thoughtfully designed and executed to a high specification. The bedrooms have high-quality laminate flooring and the rest of the house features tiled flooring, ensuring easy maintenance. The house boasts a large garden, surrounded by mature trees, offering a pleasant outdoor space. The outdoor space includes a swimming pool (7.3mx3.5m) and terrace. The large garage provides ample space for parking and storage.



## 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

For comfort, the house is equipped with double glazing and electric radiators, providing efficient heating throughout the year. The attention to detail extends to the overall insulation, ensuring a cosy and energy-efficient environment.

The well-fitted kitchen seamlessly flows into the dining area, which, in turn, leads to the inviting sitting room with an inset wood burner. This open layout creates a perfect space for entertaining guests or spending quality time with family.

The house has five bedrooms, two bathrooms, two separate toilets, kitchen, dining room, two sitting rooms, a utility room, a dressing room and a veranda looking onto a private area of garden.

Nestled in a tranquil rural setting, it offers a peaceful escape from the hustle and bustle of city life. However, convenience is not compromised, as the village is within walking distance, and there you can find a popular local restaurant.

While Longre offers a peaceful and secluded environment, it is not far from larger towns or cities, ensuring that essential services are still within easy reach. There are amenities available at Villefagnan 8km, Aigre 14km, Chef Boutonne 14km and Ruffec 18km. The nearest airports are Poitiers, La Rochelle, Limoges and Bordeaux.

The region of Charente is well-known for its historical and cultural heritage. Visitors and residents can explore ancient châteaux, churches, and other historical landmarks, giving insight into the rich history of the area.

This house presents a wonderful opportunity to embrace a relaxed lifestyle in the picturesque French countryside while enjoying the comfort and convenience of...

## LOCAL TAXES

**Taxe foncière: 2277 EUR**

## NOTES