

## Detached Family Home with 4 Bedrooms, Pool and Stunning Views



## INFORMATION

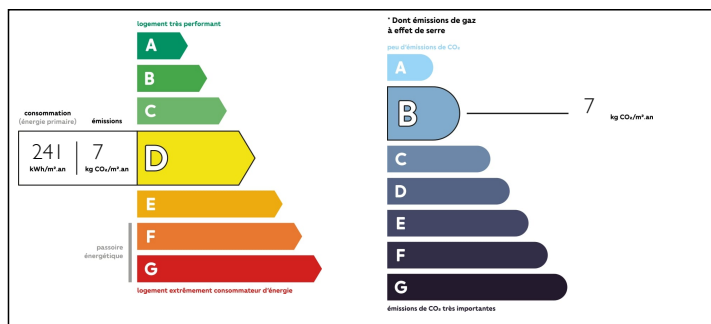
|             |          |
|-------------|----------|
| Town:       | Berneuil |
| Department: | Charente |
| Bed:        | 4        |
| Bath:       | 2        |
| Floor:      | 210 m2   |
| Plot Size:  | 2516 m2  |

## IN BRIEF

This wonderful house, with some recent major improvements (double glazed windows, kitchen, pool, bathrooms, wood burner etc), is situated perfectly between Barbezieux and Chalais. This property has potential to generate income from the self-contained lower floor.

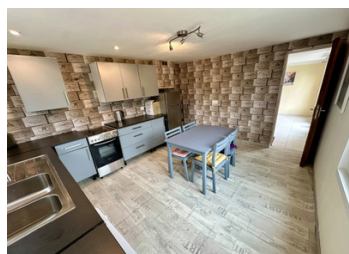


## ENERGY - DPE



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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.



## LOCAL TAXES

**Taxe foncière: 800 EUR**

## NOTES

## DESCRIPTION

Situated on the edge of a pretty village, this house has lots to offer.

Substantial improvements to the property mean you can move straight into the house and enjoy it!

The house has an impressive entrance terrace with steps to the front door.

There is an entrance area with useful cupboard for hanging coats etc.

The LOUNGE (40 m<sup>2</sup>) is a light and spacious room with attractive flooring and a wood burner.

The KITCHEN (12.1 m<sup>2</sup>) communicates directly with this room and has been fitted with attractive grey units and fitted appliances. The views across the valley are amazing!

There is a separate DINING ROOM (12.6m<sup>2</sup>) currently used as a bedroom.

BEDROOM 1 (12.1m<sup>2</sup>) with en suite SHOWER ROOM/W.C. (2.7m<sup>2</sup>)

BEDROOM 2 (10.8m<sup>2</sup>) with en suite BATHROOM (5.2m<sup>2</sup>) with bath and shower over, W.C and wash basin.

Stairs lead down to :

A huge LIVING area (64m<sup>2</sup>) with wood burner; tiled floor; glazed doors to front terrace of house

BEDROOM 3 (12.8m<sup>2</sup>)

SHOWER ROOM (4.8m<sup>2</sup>) with W.C.

Second KITCHEN (14m<sup>2</sup>).

This part of the house on the ground floor which is entirely self-contained would be ideal as a gite, granny annexe or for a disabled person (flat all through with no steps).

The attractive covered terrace is a perfect place for BBQs and has plenty places to shade from the sun.

On the other side of the house you find the wonderful newly installed swimming pool (10mx5m) and large terrace all around for sun bathing.

The property also has a large garage and also a...