

Great opportunity!- Residential house with 7 rooms including 4 bedrooms, garage, cellar and enclosed garden.



INFORMATION

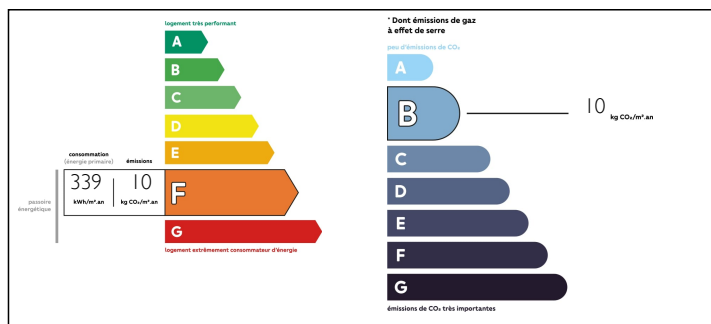
Town:	Pleuville
Department:	Charente
Bed:	4
Bath:	1
Floor:	120 m2
Plot Size:	680 m2

IN BRIEF

Ready to move in? Let me introduce you to this charming 4-bedroom house, ready to welcome its new occupants. Upon entering, a hall leads to a functional kitchen with a practical utility room. The bright living room opens onto a welcoming dining room, fitted with a modern, new pellet stove, ensuring comfortable warmth all year round. This property offers an immaculate and functional living space with double-glazed windows for optimum insulation. In addition, the house is connected to mains drainage, offering extra comfort and peace of mind. Outside, a garage and garden surround the house, offering peaceful views. A great opportunity for comfortable living in an enchanting setting.



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

GROUND FLOOR

Hall: 11,08m²
kitchen: 9,89m²
Storeroom: 3,40m²
Living room: 15,44m²
Living room: 12,05m²
Hallway: 1,73m²
Shower room + wc: 5,74m²
Storage room: 2,45m²

1ST FLOOR

Landing: 5m²
Bedroom1: 14,26m²
Bedroom2: 14m²
Bedroom3: 10,77m²
Bedroom4: 10,30m²
Study: 4,54m² Outside

NOTES

Outside there is a pretty enclosed garden with a garage.

Situated in a charming little village with all amenities. You are 16km north-west of Confolens and 56km north-east of Angoulême. Limoges and Poitiers airports are both about an hour's drive away. Don't miss out. Make an appointment for a visit.

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