LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A32279CGL16 Price: 385 000 EUR

agency fees to be paid by the seller

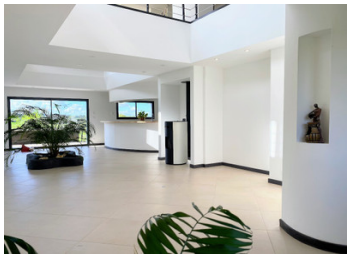
**UNDER OFFER. Contemporary house. 3 bedrooms. Study. Ground floor. Garage. Enclosed garden. Swimming pool.**







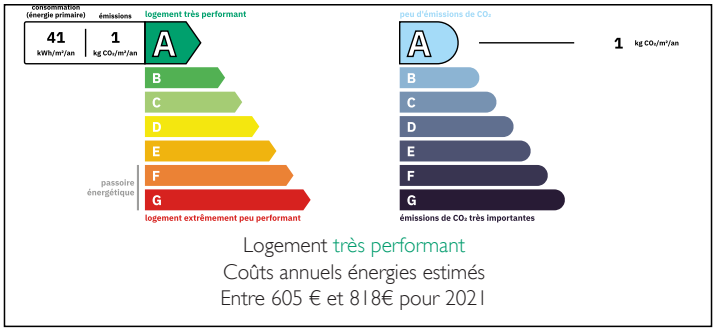








## ENERGY - DPE




Logement très performant
Coûts annuels énergies estimés
Entre 605 € et 818€ pour 2021

## INFORMATION

| | |
|---|---|
| Town: | La Tâche |
| Department: | Charente |
| Bed: | 3 |
| Bath: | 4 |
| Floor: | 283 m2 |
| Plot Size: | 3359 m2 |

## IN BRIEF

An incredible house that combines modernity, high-quality features, spaciousness, comfort and charm. Just 17 km from Mansle (N10 access) and 30 km from Angoulême (TGV train station), this recently built property is nestled in a bucolic, wooded corner of the Charente countryside. The house opens out generously onto uninterrupted views from the spacious living room and also from its two indoor swimming pools.

A master suite on the ground floor makes for easy living on one level. The generous mezzanine space is perfect for entertaining family and friends without getting in each other's way.

Everything in this house has been designed for relaxation and well-being: heated swimming pools, relaxation areas, views over the countryside and natural light.

Part of the house (including a heated indoor swimming pool with jet) would lend itself perfectly to an independent gite or...

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.

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## LOCAL TAXES

**Taxe foncière:** **1880 EUR**

## NOTES

## DESCRIPTION

*This HOUSE completed in 2021 (timber frame and imitation wood cladding) comprises ;

ON THE GROUND FLOOR
- Spacious living room with kitchen and pellet stove: 83 m².
- bedroom with en-suite shower room (shower and two basins): 24 m².
- a WC
A bay window gives access to
- heated indoor swimming pool (7x3.5), shower room with WC
- a utility room
A door gives access to :
- a cellar: 8.8 m² (8.8 sq ft)
- a laundry room
- a workshop/technical room
- a double garage
and with independent access from the outside :
- a study/bedroom: 14 m² (14 sq ft)
- a shower room with WC, shower and basin
- an indoor heated spa (3x4)

FIRST FLOOR (accessible by lift)
- two bedrooms with dressing rooms: 12.7 m² each
- a WC
- A bathroom: 4.3 m².
- a large landing/study: 20 m² (215 sq ft)
- a 26 m² mezzanine with hanging net (39 m²)

*enclosed garden
*TERRACE
*electric GATE
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr