LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A33165NIE16 Price: 160 000 EUR

agency fees to be paid by the seller

Spacious 3-Bedroom Home with Wraparound Balcony & Garden Views – Comfortable Living & Great Value!















INFORMATION

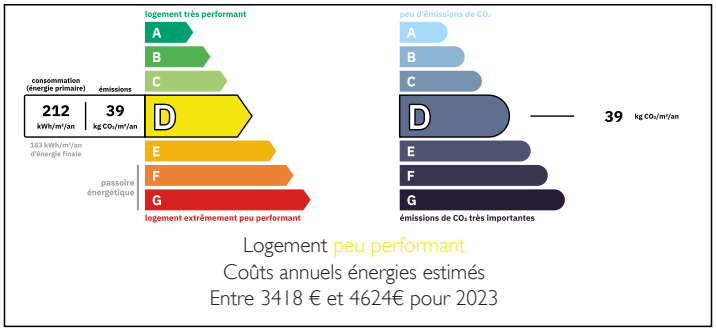
Town:	Brossac
Department:	Charente
Bed:	3
Bath:	2
Floor:	134 m2
Plot Size:	1550 m2

IN BRIEF

Discover this ready-to-move-in property offering open-plan living, three generously sized bedrooms, and a wraparound balcony with picturesque garden views. Located in a tranquil one-way lane with minimal neighboring properties, it ensures privacy while being just a five-minute drive from a vibrant village equipped with essential amenities.

The first-floor living area features a modern kitchen, expansive living and dining spaces with a cozy wood burner, and a newly installed ensuite in the main bedroom. Additional highlights include a versatile office or hobby room, a spacious basement with potential for expansion, and a recently enhanced travertine terrace perfect for outdoor entertaining. With central heating and potential for further development, this home combines comfort and opportunity in a serene setting.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3418 € et 4624€ pour 2023

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:	**1555 EUR**

NOTES

DESCRIPTION

This charming property offers a harmonious blend of comfort and potential, making it an excellent choice for those seeking a peaceful retreat with room to grow. The open-plan design maximizes space and natural light, creating an inviting atmosphere throughout. The wraparound balcony provides a perfect vantage point to enjoy the surrounding greenery and tranquil environment.

Inside, the modern kitchen serves as the heart of the home, seamlessly connecting to the expansive living and dining areas. The wood burner adds a touch of warmth and character, enhancing the cozy ambiance. The main bedroom boasts a newly installed ensuite, offering a private sanctuary for relaxation.

The additional office or hobby room provides flexibility to suit your lifestyle needs, whether for remote work, creative pursuits, or additional storage. The spacious basement presents an opportunity to expand living areas or utilize as convenient storage space.

Step outside to the recently enhanced travertine terrace, ideal for summer barbecues and outdoor gatherings. The serene garden setting invites you to unwind and enjoy the natural surroundings.

Located just a short drive from a vibrant village with essential amenities, this property offers the perfect balance of tranquility and convenience. With central heating and potential for further development, it presents a unique opportunity to create your dream home in a serene setting.

For viewings, please get in touch, as this property is expected to sell quickly!

- Entrance hall: 11m²
- Kitchen: 24m²
- Lounge/dining room: 44m²
- Bedroom 1: 20m²
- Bedroom 2: 20m² (Ensuite: 3m²)