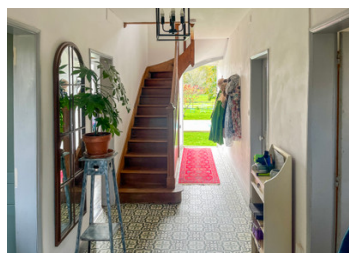


Beautifully presented 4-bed detached property with swimming pool in a pretty village



INFORMATION

Town:	Pleuville
Department:	Charente
Bed:	4
Bath:	2
Floor:	121 m2
Plot Size:	908 m2



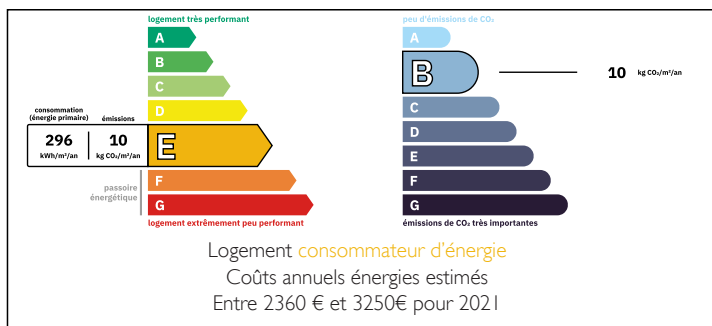
IN BRIEF

Set in the heart of a pretty village and yet enjoying lovely countryside views to the rear, this beautifully presented, light-filled four-bedroom detached property offers the perfect blend of modern comfort and village charm.

The home features a newly fitted kitchen, a lovely open-plan lounge / diner with pellet burner, an elegant hallway and a downstairs shower room on the ground floor. Upstairs a central landing leads to four good-sized bedrooms and a lovely family bathroom with luxury bathtub.

Outside, enjoy your very own 7x3.5m, fibre-glass swimming pool, newly installed in 2025 — perfect for relaxing summer days. The property also benefits from a garage and off-street parking, ensuring convenience and security.

ENERGY - DPE



Located within walking distance of a bar and

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

Set in the heart of a pretty village and yet enjoying lovely countryside views to the rear, this beautifully presented, light-filled four-bedroom detached property offers the perfect blend of modern comfort and village charm.

The home features a newly fitted kitchen, a lovely open-plan lounge / diner with pellet burner, an elegant hallway and a downstairs shower room on the ground floor. Upstairs a central landing leads to four good-sized bedrooms and a lovely family bathroom with luxury freestanding bath.

Outside, enjoy your very own 7x3.5m, fibre-glass swimming pool, newly installed in 2025 — perfect for relaxing summer days. The property also benefits from a garage and off-street parking, ensuring convenience and security.

Located within walking distance of a bar and épicerie, this home combines peaceful rural living with easy access to local amenities.

Dimensions :

Ground Floor:

Entrance Hall : 12m²

Kitchen : 12m²

Lounge / Diner : 28m² with pellet wood-burner

Laundry Room : 2m²

Shower Room / WC : 6m²

First Floor :

Landing : 5m²

Bedroom 1 : 14m²

Bedroom 2 : 14m²

Bedroom 3 : 11m²

Bedroom 4 : 10m²

Bathroom : 5m²

Cellar : 50m² - handy for storage

Garge : 20m² : including the pool equipment

Gated entrance

LOCAL TAXES

Taxe foncière: 725 EUR

NOTES