

This detached 3 bedroom home has the potential for further bedrooms. Outbuildings & garden near Roumazieres.



INFORMATION

Town:	Terres-de-Haute-Charente
Department:	Charente
Bed:	3
Bath:	2
Floor:	113 m2
Plot Size:	2309 m2

IN BRIEF

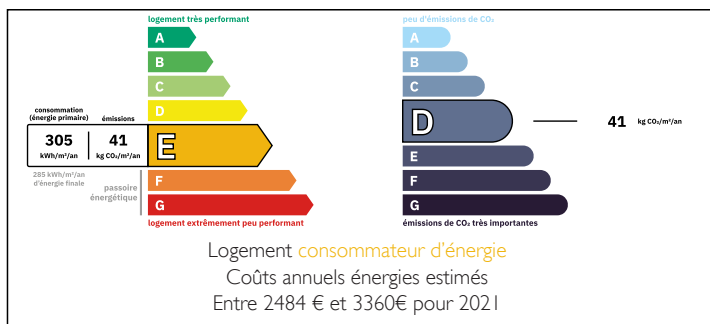
Situated in a convenient and accessible setting near Roumazieres-Loubert, this spacious and well-maintained family home enjoys enclosed grounds with gated access, offering privacy while remaining close to local amenities and nearby towns. The property provides flexible accommodation over two floors, featuring a modern fitted kitchen installed in 2022, comfortable living spaces, and multiple bedrooms. The first floor offers a large open area with excellent potential to create additional bedrooms or living space, along with two further rooms.

Outside, the house benefits from a front terrace, driveway with parking for several vehicles, detached garage, garden, and a small workshop/storage area. Practical features include double glazing and insulation, mains gas central heating, mains drainage, and a well for garden use.

A versatile home in a practical location, ideal for permanent residence or a holiday property, with



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.



LOCAL TAXES

Taxe foncière: 1171 EUR

NOTES

DESCRIPTION

Ground floor:

Entrance hall leading to a bright dining room (19.92 m²) with French doors and an insert wood-burner, opening into a cosy living room (14.83 m²). Modern fitted kitchen (13.65 m²), installed in 2022, with butler sink, integrated dishwasher and fridge, island unit, electric oven, gas hob and door to the front terrace.

Bedroom 1 (15.02 m²), bedroom 2 (11.76 m²), bathroom (7.2 m²) with shower and basin, separate WC (1.6 m²). Utility room, garage and an additional shower room (3.69 m²) with WC and basin.

First floor:

Bedroom 3 (12.8 m²), a large open space of 42.2 m² offering excellent potential to create further bedrooms or living space, plus two additional rooms of approximately 12 m² each.

Outside:

Cellar (15.42 m²) under part of the house. Front terrace, driveway with parking for several vehicles, detached garage (59 m²), garden with small workshop/storage area. Enclosed grounds with gated entrance.

Technical features:

Double glazing and insulation (2021), mains gas central heating, mains drainage. Well for garden use in addition to mains water.

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