LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43027FEM16 Price: 418 700 EUR

agency fees included: 6 % TTC to be paid by the buyer (395 000 EUR without fees)

Quiet 286 m house with an independent 84 m studio and a covered 10 4 m swimming pool.















INFORMATION

Town:	Marthon
Department:	Charente
Bed:	4
Bath:	4
Floor:	290 m2
Plot Size:	7518 m2

IN BRIEF

Superb 285 m² property in a peaceful setting with comprehensive amenities."
This spacious 285 m² home offers generous living spaces and optimal comfort. It features 4 bedrooms, including one on the ground floor, each with its own private bathroom and toilet, ensuring privacy and convenience.

The living area includes a large fully equipped open kitchen with a dining area, perfect for family gatherings, flowing into a bright, expansive living room enhanced by a wood-burning stove, creating a warm and inviting atmosphere.

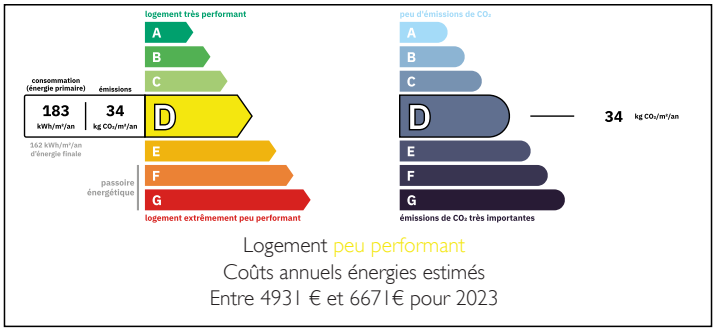
An independent 84 m² studio completes the property, ideal for hosting guests, running a professional activity, or as a rental project.

Outside, you can enjoy a 10 x 4-meter pool covered by a retractable dome, allowing extended use throughout the year.

Two garages complete the ensemble: one of 16 m² and another of 34 m².

A rare property combining comfort, functionality, and...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4931 € et 6671€ 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 habitation:	**1453 EUR**

NOTES

DESCRIPTION

Charming Property Near Marthon – Peaceful & Spacious

Located just a short walk from the village of Marthon and all its amenities, this beautiful property is set in a particularly calm and green environment, completely secluded from view. Situated on a fenced park of approximately 7,500 m², it offers a privileged lifestyle, perfect for those who value tranquility and space.

Main House – Comfort and Generous Living Spaces (Approx. 200 m²)

The main house offers convenient single-level living:

Spacious eat-in kitchen of about 35 m², bright and welcoming

Warm and comfortable living room, 35 m²

Office

Bedroom of approximately 19 m² with ensuite bathroom

Separate WC

Upstairs, you will find three beautiful suites (approx. 24 m², 25 m², and 40 m²), each with its own bathroom or shower room and WC.

The house is in very good overall condition with minimal work required, allowing for a quick and comfortable move-in.

Outdoor Spaces Designed for Relaxation

The property is particularly appealing for its outdoor leisure areas:

10 x 4 m swimming pool with safety dome (ideal...