

Charming family home in a quiet neighborhood



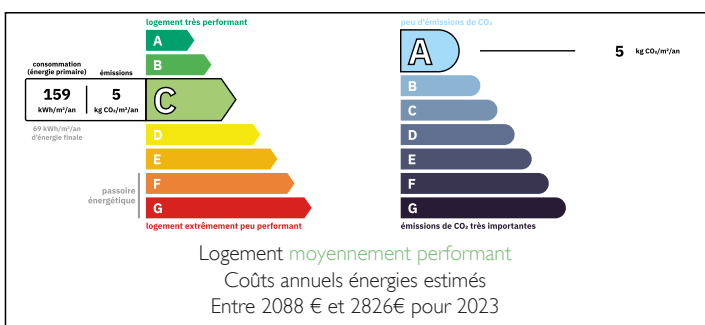
INFORMATION

Town:	Gond-Pontouvre
Department:	Charente
Bed:	4
Bath:	2
Floor:	145 m2
Plot Size:	707 m2

IN BRIEF

Located near amenities and services but in a quiet neighborhood, this family home is perfect for a family. With its spacious living room opening onto a charming garden, open-plan kitchen, and 4 bedrooms (including one on the ground floor), it will surely win you over.

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: 2000 EUR

NOTES

DESCRIPTION

This 1967 house has been renovated to become a modern and easy-to-live-in home. You enter through a sheltered porch that leads to the heart of the house's living area. To your left, there's an office with a bay window, and to your right, a bedroom of about 9 sqm.

For practicality, a utility room has been set up, which also includes a toilet.

Next, you enter the open-plan kitchen, which is equipped and modern.

A few steps lead to the spacious living room of approximately 37 sqm (a recent extension) that opens onto a shaded terrace in the summer thanks to a beautiful wisteria. In winter, you can enjoy the warmth of the fireplace.

Returning to the entrance, you take the stairs to the upper floor where there are 3 bedrooms ranging from 12 to 18 sqm, including a master suite with a dressing room and bathroom, as well as another nice bathroom and a separate toilet.

From the upper floor, you have a view of the Touvre. A non-buildable land parcel separates you from this never-overflowing natural spring.

At the back of the fully enclosed garden, there's a charming outbuilding with dry toilets that can serve as a guest room, bring joy to an independent-minded teenager, or be the perfect office for remote work.

At the back of the property, there are 2 storage rooms totaling about 30 sqm, which are very practical.

Finally, the house has recently undergone insulation of the attic and the installation of a heat pump, and...