LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44906JMR16 Price: 265 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (250 000 EUR without fees)

Beautifully presented 4 bed house with large garden and pool







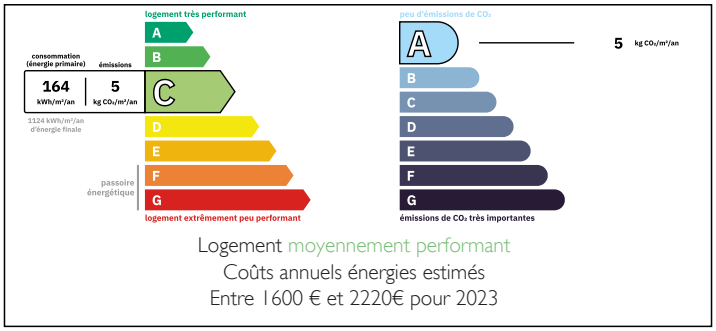








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1600 € et 2220€ pour 2023

INFORMATION

Town:	Val des Vignes
Department:	Charente
Bed:	4
Bath:	2
Floor:	147 m2
Plot Size:	5600 m2

IN BRIEF

House 147 m2 Jurignac, 4 bedrooms, garden 5600 m 2, swimming pool, several garages.
It is located in the countryside with a clear view and less than 5 minutes from the RN10.
It consists of 5 bright and spacious rooms well arranged, 4 bedrooms including a master suite. This house is ideal for a family with school transport nearby.
A landscaped plot of 5600m2 very well maintained with the opportunity to acquire 1 hectare and a half additional, adjacent. (swimming pool, connected gate)
An adjoining barn with possibility of extension and a shed.
No less than 4 garages on this property, offering the possibility to have a workshop and or store more vehicles.
For comfort, a fireplace with an insert and low energy consumption DPE C.
Don't wait too long! The tours are open!

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

Set in a small hamlet in between the towns of Angoulême and Barbezieux, this delightful property offers an exceptional living environment, perfectly suited to meet the highest expectations.

The house features bright and well-proportioned rooms, thoughtfully laid out to ensure comfort and functionality. It includes four spacious bedrooms, providing the ideal setting for a family seeking peace, space, and quality of life.

Set within 5,600 m² of beautifully landscaped grounds, the property is a true haven of tranquillity. The carefully designed and maintained garden invites relaxation and outdoor living in complete privacy. Long summer afternoons can be enjoyed by the swimming pool, creating the perfect backdrop for warm-weather leisure and entertaining.

Additional features include four garages, offering ample parking and storage space, as well as an adjoining barn and a large storage hangar, adding significant versatility and utility to this exceptional home.

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

NOTES

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