LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45641TSM16 Price: 175 000 EUR

agency fees included: 0 % TTC to be paid by the buyer (162 038 EUR without fees)

SALE AGREED Pretty character house with heated pool, barn and manageable garden near Épenède, Charente















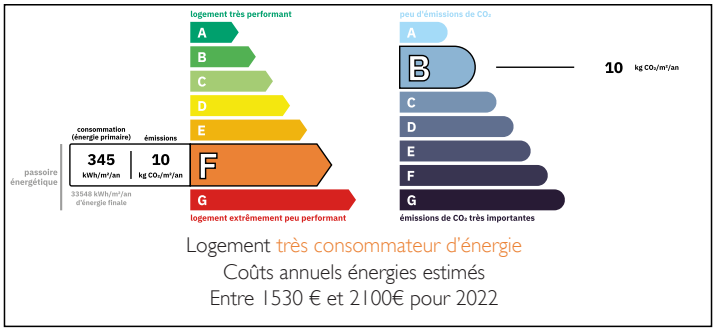
INFORMATION

Town:	Épenède
Department:	Charente
Bed:	2
Bath:	2
Floor:	95 m2
Plot Size:	510 m2

IN BRIEF

A very pretty character house just outside the village of Épenède in the Charente, with a heated in-ground swimming pool, barn, manageable garden and charming gravel courtyard. Full of warmth and character, this attractive home combines traditional features with important recent improvements, making it ideal as a permanent home or easy-to-maintain holiday home.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 1530 € et 2100€ pour 2022

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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 foncière:	**863 EUR**
Taxe habitation:	**550 EUR**

NOTES

DESCRIPTION

This very pretty character house is set just outside the village of Épenède, in the peaceful Charente countryside. Offering a wonderful blend of charm, comfort and practicality, with spacious rooms, attractive features and excellent outdoor space, it would make an ideal permanent home, holiday retreat or stylish lock-up-and-leave property.

The house is entered through a welcoming entrance hall of approximately 6.1m², giving an immediate sense of character and setting the tone for the rest of the property.

From here, you enter the spacious kitchen of approximately 23.44m², a warm and inviting room with a wood burner, creating a cosy focal point for family meals, relaxed evenings and entertaining. The kitchen offers plenty of space for dining and everyday living, making it one of the heart-of-the-home rooms.

The living room, measuring approximately 20.17m², is another charming and comfortable space, featuring a wood burner and a traditional tomette tiled floor, adding warmth, authenticity and character. It is an ideal room for relaxing after a day by the pool or enjoying cosy evenings indoors. Also on the ground floor is a separate WC of approximately 1.56m².

Upstairs, there are two generous bedrooms, both with en-suite facilities, offering excellent comfort and privacy for owners and guests.

The first bedroom measures approximately 18.64m² and benefits from its own en-suite shower room with WC and basin, measuring approximately 2.53m².

The second bedroom is particularly spacious at approximately 19.8m² and has the added feature of a freestanding bath within the room, creating a charming and luxurious feel. It also has an en-suite...