LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45755JHI16 Price: 240 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (224 300 EUR without fees)

Detached modern single level Pavillon ; Fantastic heated swimming pool . 4 bedrooms. 10km to Jarnac.















INFORMATION

Town:	Courbillac
Department:	Charente
Bed:	4
Bath:	1
Floor:	125 m2
Plot Size:	1386 m2

IN BRIEF

Set in a village location - detached and well presented single level pavillon offering a wonderful fully automated heated pool with retractable cover allowing all year usage combined with a well designed compact and easy to manage garden with terrace and retracting shade .

A large living space with a corner kitchen and laundry area with french doors overlooking the front and rear garden .

4 large bedrooms with a recently renovated bathroom offering both a shower and bath with WC , with a second separate WC .

Diagnostic with no anomalies - C rated Energy Efficiency .

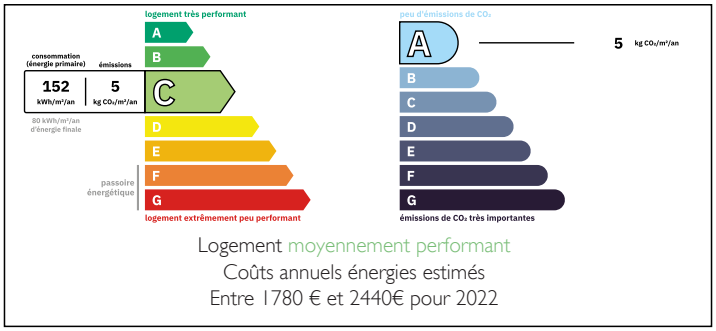
Heating assured by convector electric radiators .

Double Glazing with integrated fly screens .

Fibre internet .

Workshop attached to the house with a garage door .

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1780 € et 2440€ pour 2022

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 foncière:	**875 EUR**
Taxe habitation:	**773 EUR**

NOTES

DESCRIPTION

Set in a village location - detached and well presented single level pavillon offering a wonderful fully automated heated pool with retractable cover allowing all year usage combined with a well designed compact and easy to manage garden .
A large living space with a corner kitchen and laundry area with french doors overlooking the front and rear garden .
4 large bedrooms with a recently renovated bathroom offering both a shower and bath with WC , with a second separate WC .
Diagnostic with no anomalies - C rated Energy Efficiency .
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Fibre internet .
Workshop attached to the house with a garage door .

Just 10km to the historic town of Jarnac set on the river Charente , 17km to Cognac and 80km to the sandy beaches of the Atlantic .

Room sizes :
Living area with corner kitchen : 62m2 with double doors to the front and rear with separate entrance / cloakroom area .
Rear kitchen and laundry area : 10m2
Bedroom 1 : 13m2 with built in cupboards .
Bedroom 2 : 11m2 with built in cupboards .
Bedroom 3 : 13m2
Bedroom 4 : 12m2

Modern Bathroom with bath , shower and WC .
Second separate WC .

Workshop area : 18m2

Information about risks to which this property is exposed is available on the Géorisques website :