

A single-storey detached house built in 2010 in a small housing estate.



INFORMATION

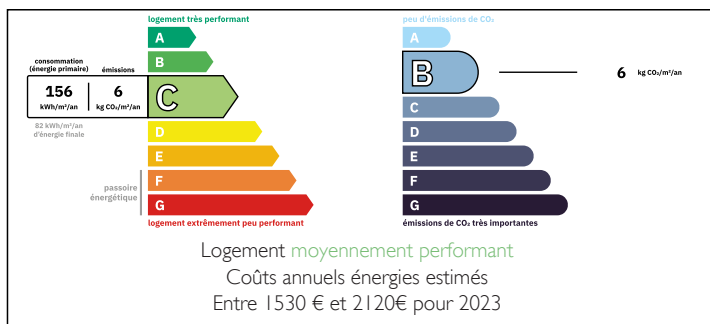
Town:	Nersac
Department:	Charente
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	896 m2



IN BRIEF

If you're looking for a home where you can simply move straight in, this three-bedroom house is perfect for you.

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: 1040 EUR

NOTES

DESCRIPTION

Through the covered porch, you enter directly into the spacious, open-plan living area of almost 40 m², with its open-plan kitchen of approximately 8 m².

This is a modern space, in perfect condition and very well designed: there is a spacious wardrobe by the entrance, a large bay window overlooking the front of the house, whilst a glazed door leads to the rear of the property, and there is direct access to the garage.

The fitted and equipped kitchen is unobtrusive and is also very light and airy.

In the sleeping area, there are three lovely bedrooms measuring approximately 10.5, 11 and 10.6 m², each with a large fitted wardrobe, a bathroom of approximately 6 m² with twin washbasins and a corner bath, and a separate toilet.

The house is rated C: very well insulated and fitted with electric heating, it is particularly energy-efficient (annual electricity bill currently under €800).

So there are no hidden surprises with this recently built house, constructed using high-quality materials.

It would be perfect for a family with children (nursery and primary schools are less than a 10-minute walk away), but also for a couple looking for a single-storey home for their retirement. Local shops are about a 15-minute walk away, and the bus stop is less than 200 metres from the house.

A must-see!

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