

Charming 4-Bedroom Detached Bungalow with Large Garden — Near Mansle-les-Fontaines



INFORMATION

Town:	Saint-Groux
Department:	Charente
Bed:	4
Bath:	1
Floor:	120 m2
Plot Size:	1309 m2



IN BRIEF

Contemporary house of 120 sqm composed of:

Fitted and equipped kitchen / living room: 55sqm

Chamber 1: 11sqm

Bedroom 2: 12sqm equipped with a 3sqm shower room

Room 3: 9sqm

Room 4: 11sqm

Bathroom: 5.8sqm

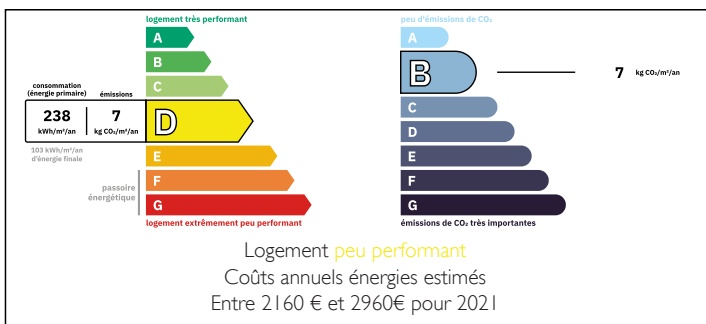
WC: 1.5sqm

Corridor: 7.5sqm

Land of 1309sqm

Terrace of 35sqm

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.



DESCRIPTION

Set on a generous, tree-lined plot of 1,309 sq m, this modern single-storey home offers bright and spacious living in a quiet residential neighborhood.

At the heart of the property is an impressive 55 sq m open-plan living and kitchen area, bathed in natural light thanks to two large south-facing patio doors. These lead seamlessly onto a 35 sq m sun terrace, perfect for outdoor dining and entertaining.

Key Features:

4 bedrooms, including a master bedroom with its own private en-suite shower room

Family bathroom

Separate WC

Practical utility room

Outside, the large mature garden offers plenty of space and privacy for family life.

Prime Location:

Just 2 minutes from the amenities of Mansle-les-Fontaines

5 minutes from the N10 dual carriageway (easy access to Angoulême and Poitiers)

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

LOCAL TAXES

Taxe foncière: **936 EUR**

NOTES