

Charming Single-Story House with Heated Pool, Barn and Guest Annex



INFORMATION

Town:	Passirac
Department:	Charente
Bed:	2
Bath:	2
Floor:	150 m2
Plot Size:	4870 m2

IN BRIEF

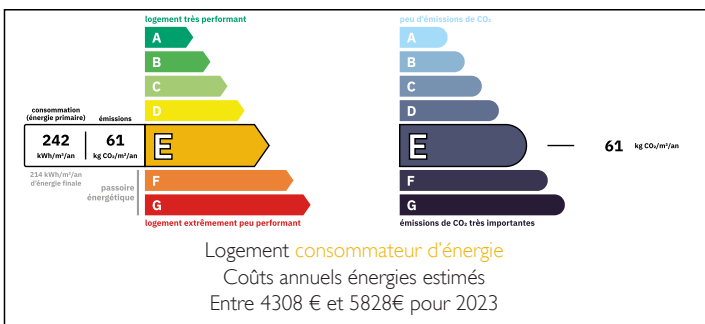
Located in the Charente region, this appealing single-story home offers comfortable living, a well-kept garden, a heated swimming pool and several useful outbuildings.

The house comprises a kitchen, a cosy living room, one bedroom and a hallway with built-in storage. There is also a separate WC, a shower room with laundry area, and a spacious bathroom with WC.

Outside, the garden provides a pleasant space to relax, while the heated pool can be enjoyed from spring through autumn.

A barn offers versatile space for storage, a workshop or a garage, with further potential subject to planning permission. A separate annex with two rooms and a bathroom is ideal for hosting family and friends, creating a home office or exploring holiday rental potential, subject to the necessary

ENERGY - DPE



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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.



DESCRIPTION

This charming single-story house offers comfortable living, a pleasant garden and several useful outbuildings in the beautiful region of the Charente.

The house comprises a kitchen, a cosy living room and a bedroom, along with a hallway with built-in storage. There is also a separate WC, a shower room with laundry area, and a spacious bathroom with WC.

Outside, the garden is well maintained and features a heated swimming pool, allowing you to enjoy a swim from spring through autumn.

The property also includes a barn, offering space for storage, a workshop or a garage, with potential for other uses subject to planning permission.

A separate annex with two rooms and a bathroom provides additional accommodation for family and friends. It could also be suitable for a home office or a holiday rental, subject to the necessary permissions.

A property with plenty of practical features, a swimming pool and scope to make it your own.

Contact us to arrange a viewing.

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

LOCAL TAXES

Taxe foncière: 1119 EUR

NOTES