LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48492ELM16 Price: 377 000 EUR

agency fees to be paid by the seller

Contemporary Home with Swimming Pool, Versatile Lower Ground Floor and Over 2 Hectares of Grounds in Touvérac



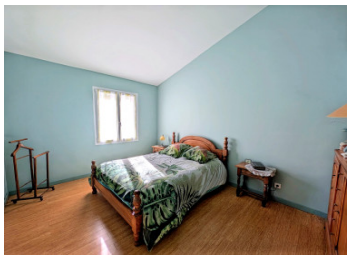












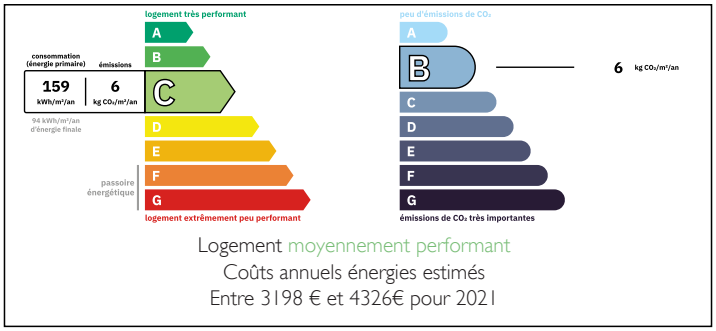
INFORMATION

Town:	Touvérac
Department:	Charente
Bed:	3
Bath:	2
Floor:	241 m2
Plot Size:	20640 m2

IN BRIEF

Located in Touvérac, in the southern Charente, this attractive home, built between 2008 and 2011, combines modern comfort with a peaceful green setting. Bright living spaces overlook the garden and swimming pool, while the fitted kitchen opens onto a covered terrace ideal for outdoor dining. The property offers three bedrooms across different levels, including one on the ground floor, making single-level living possible. The spacious lower ground floor includes an additional bedroom with shower room, a kitchen, utility room, gym and flexible living space. Outside, enjoy a swimming pool with a solid shelter, two carports, ample parking and over 2 hectares of land, including a wooded area within the Natura 2000 network. Shops, schools, medical services and everyday amenities are close by.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 3198 € et 4326€ pour 2021

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:	**1795 EUR**

NOTES

DESCRIPTION

Situated in Touvérac, in the southern Charente, this attractive property was built between 2008 and 2011 and offers a comfortable contemporary lifestyle surrounded by greenery. Set within over 2 hectares of land, it combines generous living spaces, flexible accommodation and outdoor facilities, while remaining close to shops, schools, doctors and everyday amenities.

On entering the house, you are welcomed into a spacious living area filled with natural light from three large glazed doors overlooking the garden and swimming pool. The room is arranged into a comfortable lounge, featuring an original wood-burning stove, and a separate dining area, creating a warm and inviting space for everyday living and entertaining.

The fitted and equipped kitchen is both practical and welcoming, with space for informal dining and direct access to the covered terrace. This sheltered outdoor area provides the perfect setting for leisurely lunches, evening meals with friends or simply enjoying the garden throughout much of the year.

On the ground floor, a bedroom, dressing room and shower room offer the possibility of single-level living. A separate WC completes this floor.

Upstairs, a landing currently used as a home office leads to a second bedroom, providing additional accommodation for family members or guests.

The lower ground floor adds considerable flexibility to the property. It includes a third bedroom with its own shower room, a separate WC, a utility room, a kitchen, a gym and a large multipurpose room that can be adapted to suit your needs.

These spaces could accommodate a range of...