LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48822JMR16 Price: 349 800 EUR

agency fees included: 6 % TTC to be paid by the buyer (330 000 EUR without fees)

Spacious 4-bed bungalow with large garden and garage in Verteuil-sur-Charente















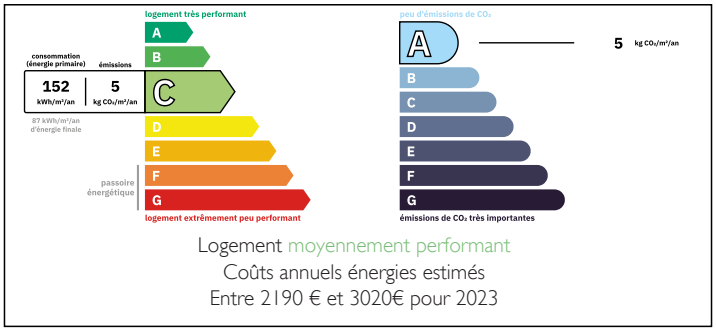
INFORMATION

Town:	Verteuil-sur-Charente
Department:	Charente
Bed:	4
Bath:	2
Floor:	167 m2
Plot Size:	2729 m2

IN BRIEF

Situated in the highly sought-after village of Verteuil-sur-Charente, this beautifully presented five-bedroom bungalow, built in 2009, enjoys a peaceful setting just a short walk from shops and restaurants. The property offers a spacious open-plan kitchen/living/dining room with woodburner, four bedrooms including a master suite with shower room and dressing room, family bathroom, office, utility room and basement with bar/games room, wine cellar and storage. Underfloor heating and air conditioning. Outside, a large garden, two terraces including a 96m² rear terrace, two garden sheds and a detached 100m² garage/workshop with office and WC, offering potential for guest accommodation (subject to permissions). Electric gate and alarm. An ideal home in one of the Charente's most picturesque villages, renowned for its château, charming streets and beautiful riverside setting.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2190 € et 3020€ pour 2023

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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NOTES

DESCRIPTION

Situated in the heart of the picturesque and highly sought-after village of Verteuil-sur-Charente, this beautifully presented four-bedroom bungalow offers spacious, comfortable living in a peaceful setting, just a few minutes' walk from the village's restaurants, bar, shop and post office.

Built in 2009, the property combines the convenience of modern, single-storey living with generous indoor and outdoor spaces. Benefiting from underfloor heating, air conditioning, a large garden, extensive terraces and an impressive 100m² detached garage/workshop, this is an ideal home for those seeking a permanent residence or a spacious holiday retreat in one of the Charente's most attractive villages.

The heart of the home is a bright and spacious open-plan kitchen, dining and living area, complete with a wood-burning stove, creating a welcoming space for both everyday living and entertaining. The property offers four bedrooms, including a generous principal bedroom with its own en-suite shower room and dressing room. Three further bedrooms are served by a family bathroom featuring both a bath and a walk-in shower. An oiffice, separate WC and a practical utility room complete the main living accommodation.

An additional feature is the basement, which provides excellent recreational and storage space, including a bar/games room, storeroom and wine cellar.

The property is surrounded by a lovely, large garden, offering plenty of space to relax, entertain or simply enjoy the peaceful surroundings. A superb 96m² terrace to the rear provides an ideal setting for outdoor dining and summer gatherings, while a further terrace to the...