

4-bedroom house with swimming pool, and river access, in a little hamlet, 10 minutes from lively Chalais.



INFORMATION

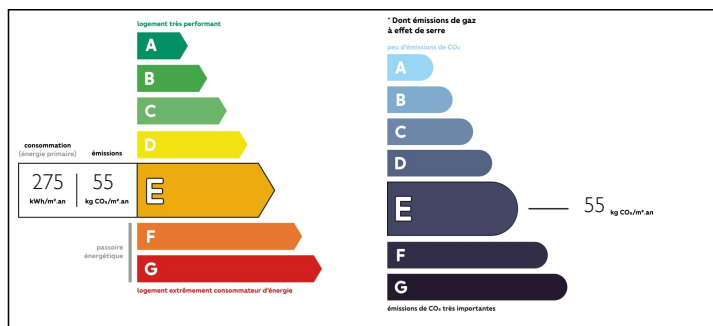
Town:	Médillac
Department:	Charente
Bed:	4
Bath:	3
Floor:	220 m2
Plot Size:	124514 m2

IN BRIEF

This beautiful privately situated house, 4 bedrooms, 2 bathrooms, 2 toilets, heated inground pool, outbuildings, surrounded by 12 hectares of land is located in a small hamlet.

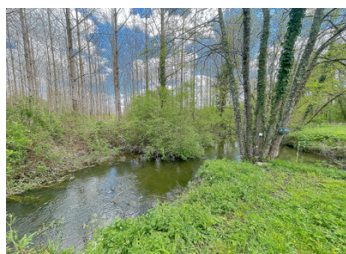
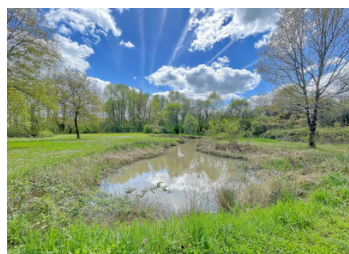


ENERGY - DPE



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: 612 EUR

NOTES

DESCRIPTION

Entering through the gates you walk towards the "back of the house" for the main entrance.

When entering you have a small hallway and a separate toilet. From the hallway, you go into the living room, where there is installed a wood burner. Although it is one a big room, it can be divided in two, as an opening has been made in the original separating wall. From the living room, you have access to the deck with the inground heated pool. From this side of the house, you don't even notice that you are in a hamlet, it is completely private.

From the living room, you enter the fully equipped kitchen/dinner. Next to the kitchen, you have a spacious shower, toilet, and laundry room. The kitchen also has door to the garden on the side of the main entrance of the property.

From the kitchen you go into the hallway with a lovely stone wall, here you have the 2 ground floor bedrooms. Going up the stairs you come onto a landing with 2 bedrooms and a shower room with toilet.

One of the bedrooms has its private toilet and sink. In the garden, there is a tree hut. The property borders on a little stream that connects with the dronne river.

The outbuildings can be described as a shed, where you have the heating installation, 2 barns, one with a toilet, and shower room installed already. With a bit of extra work, this can be converted into a...