

4 Bed house with large basement, workshop & double garage. Enclosed garden. Covered terrace & sun terrace



## INFORMATION

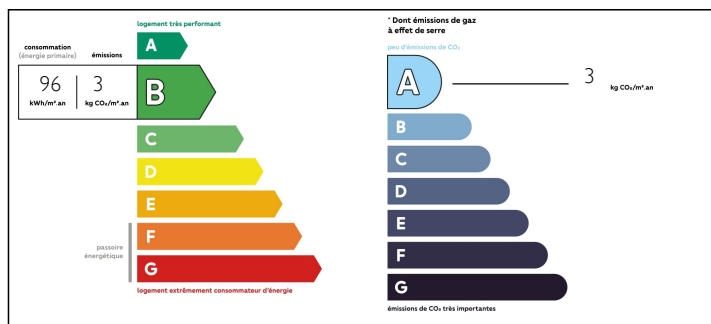
Town:	Saint-Avit
Department:	Charente
Bed:	4
Bath:	1
Floor:	130 m2
Plot Size:	2267 m2

## IN BRIEF

This property is extremely efficient to run. It includes 12 solar panels on the roof, which are three years old. It is well insulated. It has a water softener and reversible air-conditioning. A property is overlooking the countryside, and only two minutes from Chalais, which offers all commerce.

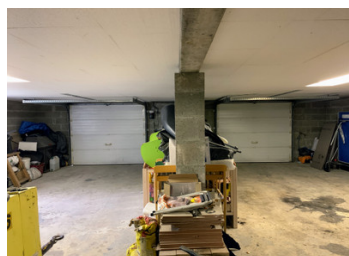


## ENERGY - DPE



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: **903 EUR**

## NOTES

## DESCRIPTION

OPEN PLAN, kitchen, dining and living room, (56m<sup>2</sup>) Modern fitted kitchen with breakfast island. 2 sets of French doors, lead to a COVERED TERRACE (35m<sup>2</sup>) with BBQ area, and one large patio doors leads to a SUN TERRACE (28m<sup>2</sup>). LARGE WALK-IN PANTRY (5m<sup>2</sup>) with plumbing for washing machine.

W.C

COAT/BOOT CUPBOARD

4 BEDROOMS all measuring approximately 12m<sup>2</sup>. 1 bedroom is currently used as an office. All with solar shutters.

FAMILY BATHROOM with 120 x 80 walk-in shower, double basin unit, plumbing for washing machine and tumble dryer, worktop and cupboards. Door with a staircase leading to the large basement BASEMENT in total approximately 150m<sup>2</sup>

LARGE ROOM(42m<sup>2</sup>) with a tiled floor and workings for the solar panels. This room is ideal as the games room or a hobby room.

Two large electric garage doors open into the basement, which provides enough space for at least two cars plus garden equipment et cetera.

WORKSHOP 25 m<sup>2</sup> with ample electric sockets.

ENCLOSED GARDEN with electric gates and views.

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