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Renovated House in Charente

Chavenat , Charente , Nouvelle Aquitaine



€299,000

inc. of agency fees

3 Beds 1 Baths 230 sqm 0.13 ha

SOUTH ANGOULEME 25 minutes - Located on the edge of a peaceful village, this pleasant 230m2 house offers a magnificent open view...

At a Glance

Reference MFH-CLM06049

Near to Chavenat

Price €299,000

Bed 3

Bath 1

Hab.Space 230 sqm

Land 0.13 ha

Pool No

Land Tax N/A

Property Description

SOUTH ANGOULEME 25 minutes - Located on the edge of a peaceful village, this pleasant 230m² house offers a magnificent open view of the rolling countryside of South Charente. The large 68m² living room, the centerpiece of the home, is very welcoming, its large openings bathing the room in light and providing direct access to the east terrace. A fireplace with heat diffuser maximizes the efficiency of the insert for this beautiful volume combining comfort and modernity.

It is overlooked by a room currently used as a billiard room. The adjoining kitchen is perfectly equipped and functional. A TV lounge/office room also opens onto the living room.

A beautiful master suite with bathroom and dressing room completes the ground floor. Upstairs, the space is composed of a shower room/wc and two large bedrooms under the slope, one of which is extended by a pleasant outdoor covered terrace, allowing you to enjoy the magnificent view. The fully enclosed exterior is just as attractive, with a pleasant swimming pool area at the back.

An independent garage and a garden shed complete the ensemble.

From all points of the garden the view is to be consumed, without moderation.

Recently renovated, this accommodation is equipped with high-performance systems: pellet boiler, thermodynamic water heater, solar panels for self-consumption. It is an ideal property for a comfortable, energy-efficient lifestyle, in a very calm and green environment, 10 minutes from amenities.

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€299,000

Key Information

Year Built:	1800
Internal Area:	230 sqm
Land Area:	0.13 ha

Location: Nouvelle Aquitaine



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S. and L. BROWN



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