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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

<b>Reference</b>	MFH-CLM06049	<b>Near to</b>	Chavenat	<b>Price</b>	€299,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	230 sqm
<b>Land</b>	0.13 ha	<b>Pool</b>	No	<b>Land Tax</b>	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



## Gallery













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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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