



Christophe GUERIN Capifrance

House

CHAMPNIERS (16)

279 000 €



117 m²



5 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

Near Champniers Nord, beautiful house located in a pretty wooded setting. From the entrance a large living room/dining room/kitchen of 55m² with insert fireplace, very bright with two bay windows offering you double exposure. Bathroom with shower, hallway with cupboard, 3 bedrooms with cupboards, pantry/laundry room. Basement with garage, electric sectional gate. On land of more than 8,000m², easy to maintain, partly wooded by a beautiful oak forest, completely enclosed. Indoor swimming pool with pool house for wonderful receptions with friends. Very economical house with its very recent reversible ducted heat pump, offering you heating and air conditioning. Electric gate access. To visit as soon as possible. Les honoraires d'agence sont à la charge de l'acquéreur, soit 5,28% TTC du prix hors honoraires.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Christophe GUERIN

**MONTIGNAC-CHARENTE
(16330)**

Agent

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 846058

Property type House

Year of construction 1991

Exposure N-W / S-E

View Vue dégagée, sur Forêt

SURFACES

Living space 117 m²

Living room surface 51 m²

Land surface 8385 m²

COMPOSITION

Number of rooms 5

Number of bedrooms 3

Number of bathrooms 1

Toilets count 1

DPE/GES

DPE 139

GES 4

APPENDIX

Parking garage

Garage 1

Videophone Oui

SERVICES

Air conditioning Yes

Heater climatisation réversible

Heater pompe à chaleur

Kitchen équipée

Swimming-pool Yes