

Reference: R10897E
Location: Charente (16) - Combiers
Type: Bungalow
Setting: Hamlet
Bedrooms: 3
Bathrooms: 2
Habitable: 125m²
Land size: 1532m²
Condition: First Class Condition
Year built: 2012
Heating: Electric Underfloor
Shops: 5 km
Pool: No
Outbuildings: No



Built to exacting standards in 2012, this stunning three bedroom bungalow is quietly located on the edge of a small hamlet and enjoys amazing views across the verdant countryside on the Charente/Dordogne border.

This property will appeal to those looking for all the benefits of a rural French property but which is easy to maintain and which offers modern conveniences such as zonal underfloor heating, tiled floors and double glazing throughout and an attached garage. The quality of fittings and finish throughout is excellent.

At the heart of the house is a well equipped kitchen which has a dining area overlooking the magnificent views and direct access to a covered dining terrace in the garden. In addition to a good range of wall and floor storage cupboards, the kitchen is equipped with a superb "Rangemaster" range cooker with double electric ovens and a ceramic hob, an extractor canopy, a dishwasher and an under counter fridge.

Double doors lead into the spacious lounge which is flooded with natural light thanks to windows to one aspect and two sets of glazed patio doors to the other. As a focal point it has an attractive gas fueled fire with an exposed stovepipe to radiate the heat.

Off the hallway is a w.c. and a utility room (which leads into the garage) equipped with a washing machine, a fridge, a large sink and useful storage cupboards.

The property has three bedrooms although the current owners utilise one of these as a study. Each bedroom has built in wardrobes with sliding doors, one has an ensuite shower room whilst the master bedroom (which has sliding patio doors opening into the garden) has an ensuite with both a shower and a bath.

Externally, there is a driveway with plenty of parking space to the front whilst the rear garden is fully fenced and contains a garden storage shed.

There is boulangerie just five minutes drive away whilst the pretty town of Mareuil can be reached in 10 minutes and offers facilities such as supermarkets, butcher, bank, bars and restaurants. The airports in Bergerac and Limoges can both be reached in around 80 minutes whilst the high speed TGV rail network in Angoulême (allowing access to Paris in just over two hours) is only half an hour away.

Agency fees of 5% are included in the asking price.
Honoraires d'agence de 5% TTC inclus, charge acquéreur.
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€239,000

Whilst every care is taken to provide factual details, they are not contractual.
Agency fees are included in the price, legal fees are extra

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