

An original Charente farmhouse, newly refurbished to a high standard whilst retaining many original features



INFORMATION

Town:	Condéon
Department:	Charente
Bed:	4
Bath:	3
Floor:	242 m2
Plot Size:	2336 m2

IN BRIEF

A rare opportunity to acquire a Charente farmhouse which has been completely modernised and renovated while retaining many charming original features

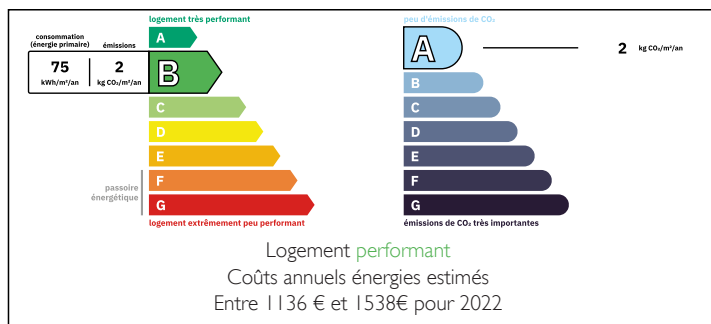
Updated to include the latest technologies, including heat pump, underfloor heating, high-quality double glazing and impressive insulation figures.

A very flexible layout with final choices of kitchen, bathrooms etc. left to be completed by the new owner to their individual requirements.

Located on a generous plot of 4400 m2 but with flexible options to buy additional land.



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.



DESCRIPTION

Located in the beautiful South Charente, this stunningly renovated former farmhouse is set in a tranquil hamlet, but with convenient access to excellent local shopping, events and facilities in the historic market town of Barbezieux.

Bordeaux and the international airport are within an hour's drive and Angoulême is around forty-five minutes away whilst the coast can be reached within around ninety minutes.

The house comprises an entrance lobby leading into a spacious living and dining room of 48m². The kitchen, which is ready for the new owner to equip to their precise specifications, measures approximately 4 x 5 metres and has double doors opening onto a south-facing garden terrace, ideal for entertaining.

Also to be found on the ground floor is a potentially self-contained living space, shower and wc for a mobility restricted or wheelchair user. Alternatively, this space can become a fourth bedroom with ensuite facilities.

Moving upstairs there are three spacious bedrooms, one of which is en-suite, all flooded with natural light. A large, bright games room which could equally be used as a home office, or even an extra bedroom is situated at the end of the corridor.

There is also a spacious first floor family bathroom with separate wc.

Power points and multimedia access sockets are abundant throughout, with fibre broadband available.

To the rear of the main building, and easily accessible through the family home, substantial stabling of 62 m², a large barn 75 m² along with workshop and original distillery 85 m² are to be...

LOCAL TAXES

Taxe foncière: **631 EUR**

Taxe habitation: **EUR**

NOTES