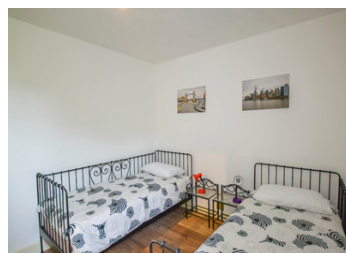


Spacious property with large living room/kitchen, 4 bedrooms, garages, garden and old cottage to renovate.



INFORMATION

Town:	Les Adjots
Department:	Charente
Bed:	4
Bath:	3
Floor:	181 m2
Plot Size:	2859 m2



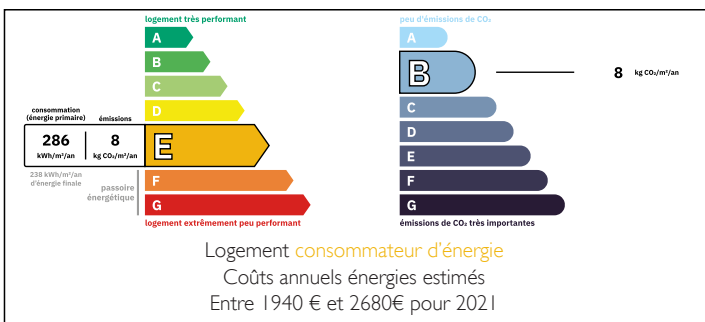
IN BRIEF

Extensive property with the living spaces split between two joined houses. On one side there's a large, bright living space, with kitchen/dining at one end, and a super living room at the other, with double-aspect French doors and access to the garden and terrace. A staircase leads to the master bedroom with en-suite above.

The second house comprises a hallway with a wood panelled living room/study on one side and a vestibule on the other, leading to a downstairs shower room. Upstairs, there are three more double bedrooms and a bathroom.

The house has an attached cottage on one side that is derelict, which could also be renovated if desired. Outside are 3 garages, a workshop and various sheds. There are mature gardens to the rear on both sides, with a pleasant sun terrace and ample space...

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.



LOCAL TAXES

Taxe foncière: 1880 EUR

NOTES

DESCRIPTION

GROUND FLOOR :

Entrance hall, 4.6 m2

Kitchen/Dining/Living Room , 63.8 m2, with exposed beams, free-standing hardwood kitchen units and two woodburners

Vestibule, 12.6 m2 with understairs store cupboard, 2 m2

Study/Living room, 20 m2, with marble fireplace and part woodpannelling

Shower room with WC, 3 m2

FIRST FLOOR :

Accessed from the kitchen, a Master Suite, comprising a bedroom (18.2 m2) with Juliette balcony and a dressing room (4.7 m2) and an ensuite bathroom (5.2 m2), with corner shower and WC.

Stairs from the entrance hall lead to a large landing off which are:

3 double bedrooms: 10.3 m2, 10.2 m2 and 9.7 m2

Bathroom with bath and WC, 8.3 m2

Stairs to a small attic.

EXTERIOR:

Three-storey cottage to renovate

Garages with three double doors to the road

Workshop

Various sheds

The nearby town of Ruffec (6km) has a remarkable Romanesque church, a twice-weekly market and plenty of places to shop, eat and drink, as well as a pretty riverside, mill and the remains of the ancient castle. It hosts a railway station, providing links to Angouleme and Poitiers (and onward throughout Europe).

The nearest airports are Poitiers (45min drive) and Limoges (1h20m drive)

Information about risks to which this property is exposed is available on the Géorisques website :