

Beautiful very spacious 4 bed barn conversion on 1.7 hectares of land with a pool



INFORMATION

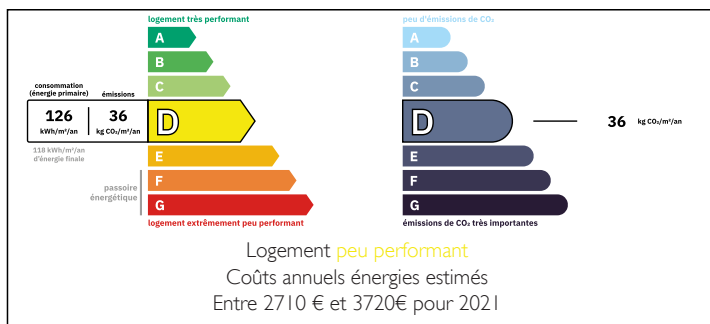
Town:	Saulgond
Department:	Charente
Bed:	4
Bath:	3
Floor:	247 m2
Plot Size:	17842 m2



IN BRIEF

Viewing is highly recommended for this fabulous barn conversion situated in a small hamlet in the village of Saulgond, between the towns of Chabanais & Confolens in the Charente.

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

GROUND FLOOR

Enter through the front door into a large entrance lobby (15.78m²) off of which you have a shower room with wc (4.28m²) a ground floor bedroom (19.6m²) with French doors to the front of the property and a 2nd shower room with wc (8.46m²). The entrance lobby leads up to an impressive double height living/ dining room (58.4m²) with beautiful exposed timbers and stonework, 2 sets of patio doors with electric shutters and an insert woodburner to one end. From here is a fitted kitchen (22.m²) with a very practical mobile island with gas hob, electric oven and French doors onto the rear terrace. A door leads from the kitchen into a large utility room (20.5m²) which also has a door to the front of the property. All of the ground floor benefits from underfloor heating

FIRST FLOOR

A solid wooden staircase leads up from the living to a mezzanine office/snug (14.8m²) and then from the galleried landing are 3 further bedrooms (16.3m², 14.9m² & 14.3m²). There is a spectacular bathroom (15.3m²) with a free standing bath, walk-in/out shower, double sinks and wc plus a further room that is currently used as a workshop (22.7m²) but could be finished off to be a bedroom or office.

GROUNDS

At the rear of the house is a paved terrace, partly covered, which overlooks the garden and the part sunken decked swimming pool 8 x 3.5m. Adjoining the garden is a field that was previously used for horses...

LOCAL TAXES

Taxe foncière: 1257 EUR

Taxe habitation: EUR

NOTES