

Quality renovated Stone farmhouse, magnificent gated entrance, garden room, enclosed courtyard and garden



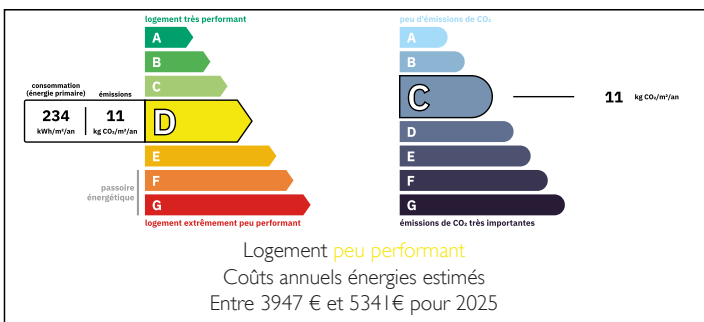
## INFORMATION

Town:	Ligné
Department:	Charente
Bed:	4
Bath:	2
Floor:	250 m <sup>2</sup>
Plot Size:	1860 m <sup>2</sup>

## IN BRIEF

Beautiful stone farmhouse with traditional gated entrance to a private enclosed courtyard. Large enclosed garden with fruit trees and 2 barns and carports. The property is renovated and tastefully decorated with a little further decoration to do in the Games room where there is a traditional Bread Oven and mezzanine floor. Unique classic modern quality home.

## ENERGY - DPE



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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

This property is a gem and needs to be seen. Double-glazing throughout. Secondary in the Games Room

From the south facing courtyard you enter into the Main Entrance Hall approx 14m<sup>2</sup> with beautiful modern staircase

WC and Cellar area

Open Archway to Sitting Room 33m<sup>2</sup> with Pellet burning stove and attractive original fireplace - 2 double glazed windows with electric powered shutters

Games Room 26m<sup>2</sup> (door to west facing terrace and garden) with traditional Bread Oven and Mezzanine which could be transformed into a fifth bedroom if desired.

To the other side of the entrance hall is the Kitchen / Dining Room 44m<sup>2</sup> with fireplace and woodburner  
Laundry Room 11m<sup>2</sup> with door to exterior

### UPSTAIRS

Attractive landing leading to 2 distinct sides of the house each with 2 bedrooms and fully renovated bathrooms with WCs

To the right hand side there is also a small office area or Film Room

Bedrooms are each approx 14, 14, 16 and 20m<sup>2</sup>

The landing leads through to the Mezzanine at the far end and this measures approx 26m<sup>2</sup>

### OUTSIDE

Large gravelled south facing courtyard with 2 barns (used to be animal stables) each of 43m<sup>2</sup> approximately, on 2 levels.

Large open hangar 55m<sup>2</sup>

Summer kitchen with cooking and barbecue area. Picture windows overlooking the West facing garden. Terraces and enclosed garden.

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Information about risks to which this property is

## LOCAL TAXES

Taxe habitation: EUR

## NOTES