

Stunning large character property comprising 5 bedrooms, studio space, a pool, garage and 1.2ha of land



## INFORMATION

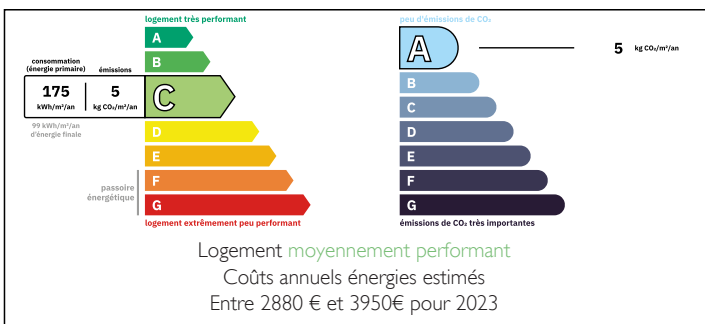
Town:	Épénède
Department:	Charente
Bed:	5
Bath:	3
Floor:	281 m2
Plot Size:	12635 m2



## IN BRIEF

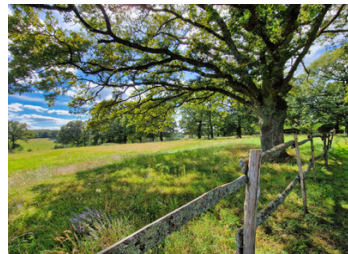
This beautifully renovated stone house offers a blend of historic charm and modern convenience. Situated at the end of a no-through road, the property ensures plenty of peace and privacy. So many wonderful features and attention to details, this property very much deserves to be seen to be appreciated!

## 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

Entrance hall (11.98m<sup>2</sup>)  
Living room (31.5m<sup>2</sup>)  
Kitchen (31.15m<sup>2</sup>)  
Utility room (13.8m<sup>2</sup>)  
WC (1.16m<sup>2</sup>)  
Study (11.09m<sup>2</sup>)  
Master bedroom 1 (14.88m<sup>2</sup>)  
Ensuite bathroom (12.54m<sup>2</sup>) with sauna  
Dressing room (11.87m<sup>2</sup>)  
Larder/store room(19.54m<sup>2</sup>)  
Garage 1 (36.87m<sup>2</sup>) with storage on 2 other levels  
Garage 2 (20m<sup>2</sup>) with dog shower and stairs to....  
Art gallery/workshop (40.86m<sup>2</sup>) with a sink

### FIRST FLOOR

Landing with built in storage  
Bedroom 2 (12.6m<sup>2</sup>)  
Bedroom 3 (9.3m<sup>2</sup>)  
WC (1.26m<sup>2</sup>)  
Bathroom (6.15m<sup>2</sup>) walk in shower, 2 basins  
Bedroom 4 (12.9m<sup>2</sup>)  
Bedroom 5 (10.98m<sup>2</sup>)  
WC (1.25m<sup>2</sup>)  
Bathroom (10.41m<sup>2</sup>) walk in shower, 2 basins  
Attic room (15.9<sup>2</sup>)

### EXTERIER

10 x 5m Inground pool  
Fenced paddock with shelter  
Pergolas  
BBQ & Pizza oven area  
Petanque pitch  
Established orchard  
Sheds  
Chicken run & shed  
Garden chalet

This property offers a diverse range of outdoor spaces, from the relaxing garden and pool area to the functional paddock and orchard. Whether you're enjoying a swim, cooking outdoors, tending to your horses, or simply taking in the beautiful

## NOTES