

Cottage with a view! One bedroom Farmhouse with scope to convert an adjoining barn

EXCLUSIVE

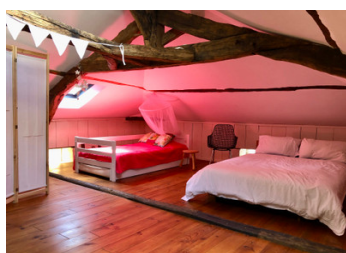
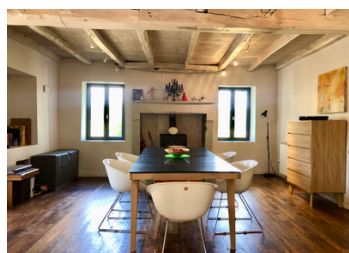


## INFORMATION

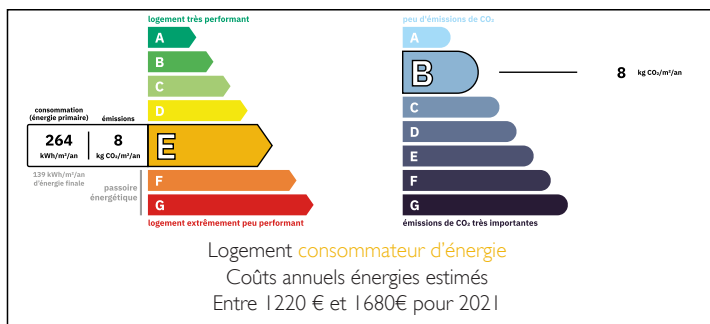
|             |          |
|-------------|----------|
| Town:       | Édon     |
| Department: | Charente |
| Bed:        | 1        |
| Bath:       | 1        |
| Floor:      | 82 m2    |
| Plot Size:  | 10000 m2 |

## IN BRIEF

Charming one bedroom farmhouse and barn, situated in a small hamlet, with open views of rolling fields and woods, in a haven of peace. You access the house via a front a courtyard, to a large kitchen and a spacious living room, both with original floors and fireplaces. The 1st floor comprises a large bedroom with sloping ceilings, exposed beams and a bathroom. A door from the living room could be opened into the adjacent barn, offering the possibility of an extension.



## 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: 600 EUR

## NOTES

## DESCRIPTION

HOUSE - with double glazing, wooden framed windows and wooden shutters throughout. Electric cast iron radiators.

KITCHEN - 28 m2 Fully equipped with gas hob, tall open fireplace with log burner and original walnut floors, restored and relayed.

LIVING ROOM - 32 m2 Featuring a large stone fireplace and exposed stone walls. A French window opens to the terrace and plunge pool.

1st FLOOR - BEDROOM 25m2 into the eaves. BATHROOM across the landing with W/C, hand basin and freestanding bath.

EXTERIOR Front Courtyard of 70m2 enclosed by walls. There's a roofed area, giving shade for outdoor meals. Featuring a large stone well and a side gate to access the terrace at the side of the house.

A "vide sanitaire" consisting of 2 large cellars, runs under the kitchen and living room and is accessed at the side of the house. In this private alley, there is plenty of space to park. Further on is the barn with a large arched door, offering a 90-100 m2 conversion, with the addition of a floor.

On the west facing side of the house there's a wood deck terrace, with a small plunge pool and lovely views of the countryside. The property sits on a plot of one hectare.

### ACCESS:

25km Angouleme has high speed trains to Paris (2 hours) and Bordeaux (30 mins)

20km Soyaux a large selection of supermarkets

10km Super U Villebois Lavalette, Saturday market in the old town

140km Bordeaux Airport, 95km Limoges Airport

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Information about risks to which this property...