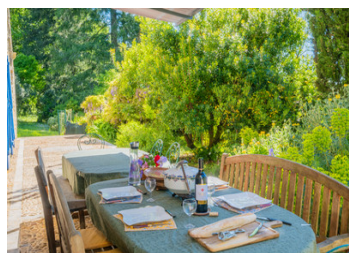


Beautiful 16th Century 5 bed Maison de Maître; quiet riverside location; pool; barn; gardens; near amenities.



INFORMATION

Town:	Vouthon
Department:	Charente
Bed:	5
Bath:	3
Floor:	365 m2
Plot Size:	5000 m2



IN BRIEF

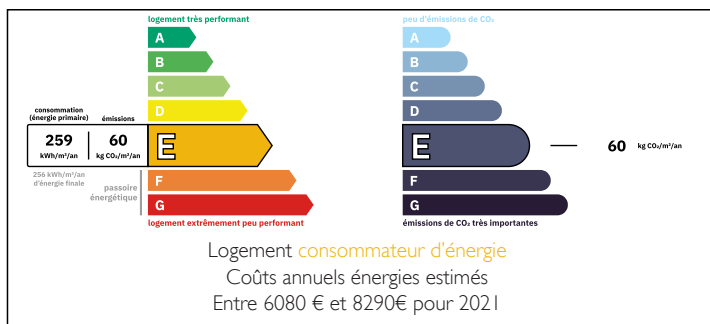
Beautifully renovated 16th century 5 bed maison de maître; part of an exceptional property, near some vineyards, that also includes swimming pool, attached gardens with river access and large barn.

Situated in the commune of Vouthon and near the market towns of Montbron and La Rochefoucauld, this magnificent house has been tastefully and thoroughly renovated and comprises 5 bedrooms, 4 bath/ shower rooms and spacious kitchen & salon.

An authentic residence, there are numerous character features, adding to its historic charm, ranging from unique stone tiled floors, large stone fireplaces and high ceilings with large oak beams to lovely stone staircases and thick old stone walls.

Outside there is a 15x6m heated pool & large barn with renovation potential. The house, attached gardens & woodland dominates the nearby Tardoire

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 habitation: 2254 EUR

NOTES

DESCRIPTION

Found at the end of an almost private tree-lined lane, this exceptional property comprises a spacious maison de maître with 365m² habitable space, attached gardens of 5000m² with river access, large barn with renovation potential and large heated 15x6 swimming pool. It has featured in a couple of press articles and even been in a couple of films.

Situated in the commune of Vouthon in the eastern Charente, this property is in a small hamlet close to the village of Saint Somin which has a restaurant, bakery, post office and primary school. Full amenities can be found in the nearby towns of Montbron and La Rochefoucauld, both within 10km.

The maison de maître, dating from the 16th century has been beautifully and thoroughly restored/renovated in the 1990s to create a lovely and very comfortable home with plenty of character features.

The main entrance takes you into a hallway with solid wooden doors opening on to the salon on one side and the kitchen on the other - both are extremely spacious at 69m² and 45m² respectively. They also have views of the front and back of the house, access to south-facing terraces at the back as well as large stone fireplaces with FINOPTIM wood burners. There is also a lavatory with washbasin on the ground floor.

Almost all of the ground floor has beautiful tiled Chametaise style stone floors typical of grand houses in the area. The ones in the...