

Charming 4 bed/3 bath stone house; pretty village, private courtyard & garden.



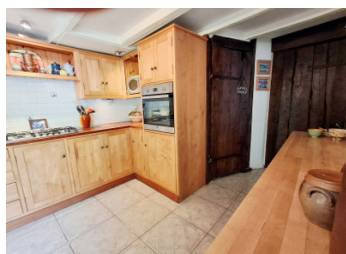
EXCLUSIVE

## INFORMATION

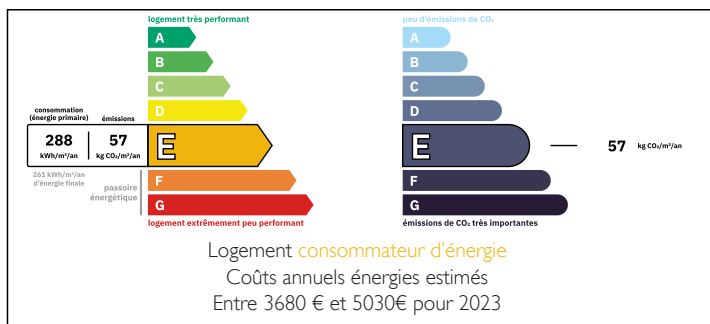
Town:	Terres-de-Haute-Charente
Department:	Charente
Bed:	4
Bath:	3
Floor:	132 m2
Plot Size:	2478 m2

## IN BRIEF

This house is packed full of charm and character with rustic original features and an open stone fireplace in the living room. The four bedrooms provide plenty of space for family life and visitors alike. The 3 bathrooms, 1 ensuite gives the added option of creating a boutique style B&B with a separate visitors dining room/lounge. This property has neighbours but isn't overlooked. All this and just 5 minutes from the nearest leisure lake for swimming and water sports.

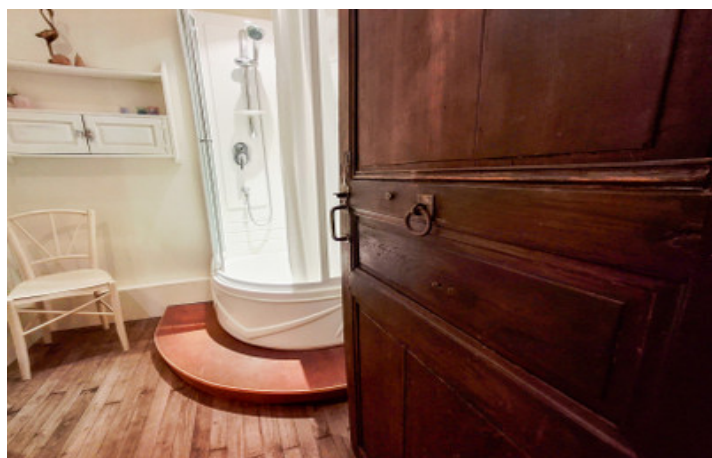


## ENERGY - DPE



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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

We enter the walled courtyard through a most striking, tall peaked wooden door. This space has several areas to utilise with dining, sunbathing, cooking and general relaxation. There is also space for a modest plunge pool or hot tub.

The mature trees and shrubs are decorative and calming.

The kitchen is bespoke, handmade in maple with fitted appliances including, an electric oven and five ring gas hob. There is also a downstairs shower room with toilet.

The living room benefits from the original tiled floor and a grand stone fireplace. A handsome oak farm style door takes you to the foot of the impressive staircase and also through to the second reception room.

The 4 double bedrooms are generously sized, one of which boasts a shower room ensuite.

The lawned garden is across the road, immediately opposite & has easy access parking. There are several fruit trees which can provide an abundance of homemade wares as well as wood for the open fire. This is not a property that will, 'stick' around for long so book your viewing now!

Dimensions;

Kitchen - 15.99m<sup>2</sup>

Dining/living - 23.47m<sup>2</sup>

Lounge - 17.92m<sup>2</sup>

Bedroom 1 - 16.76m<sup>2</sup>

Bedroom 2 - 16.14m<sup>2</sup>

Bedroom 3 - 12.64m<sup>2</sup>

Bedroom 4 - 10.89m<sup>2</sup>

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 2337 EUR**

**Taxe habitation: 1417 EUR**

## NOTES