

Superb old stone village house. 3 gîtes and swimming pool. Gardens and outbuilding. No overlooking neighbors.



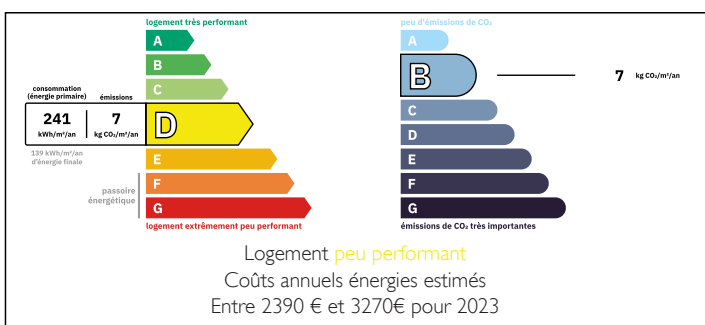
INFORMATION

Town:	Nanclars
Department:	Charente
Bed:	8
Bath:	6
Floor:	321 m2
Plot Size:	1905 m2

IN BRIEF

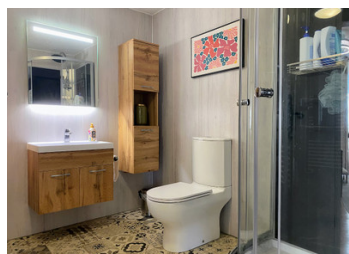
An incredible charming country house with holiday cottages, located just 25 km from Angoulême. This perfectly maintained property boasts major assets: original character features (beams, exposed stone, and wooden floors), a brand-new kitchen with an impressive wood-burning stove. Ideally situated, the gardens are peaceful and private. A beautiful swimming pool and a lovely vegetable garden also await you. If you are looking for a comfortable family home with the possibility of running a holiday rental business, this house is made for you! Three holiday cottages are already fully functional and very welcoming, situated in a highly attractive area of Charente. You can use the leisure barn as a garage or workshop and enjoy the saltwater pool and its covered terrace in complete privacy. The landscaped exterior allows for easy maintenance. Just 25 km from Angoulême with its TGV...

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

This property complex comprises:

*Main house

On the ground floor: a kitchen opening onto the dining room, a small living room, a lounge, a toilet, and a dressing room;

On the first floor: three bedrooms, one with a private shower room, and a bathroom with a toilet. Attached garage with laundry room. Courtyard. Summer kitchen. Well. Pond and small garden room.

*3 cottages

- Cottage 1 (attached to the main house) with:

On the ground floor: a living room, a shower room with a toilet, and a kitchen;

On the first floor: two bedrooms. Private courtyard.

- Cottage 2 (independent access) with:

On the ground floor: a kitchen/living room/dining room;

On the first floor: one bedroom, a shower room with a toilet. Private courtyard.

- Cottage 3 (independent access) with:

On the ground floor: a kitchen/living room;

On the first floor, two bedrooms with private bathrooms/WCs.

*Private courtyards, one with a pool

*Barn

*Swimming pool

*Garden

*Land

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

LOCAL TAXES

Taxe foncière: 2400 EUR

Taxe habitation: EUR

NOTES