

Beautiful riverside setting for these 2 properties surrounded by 1.6 hectares of woodland

EXCLUSIVE



## INFORMATION

Town: Charroux

Department: Vienne

Bed: 5

Bath: 3

Floor: 204 m<sup>2</sup>

Plot Size: 16584 m<sup>2</sup>

## IN BRIEF

With beautiful views over the Charente river and yet just a 5 minute drive into the lovely village of Charroux with its bars, restaurants and amenities, this collection of two independent cottages with surrounding woodland of over 1.6 hectares offers great scope for nature lovers.

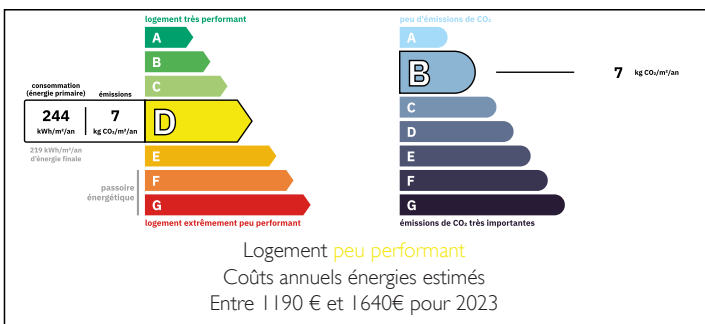
For anyone looking for a lovely property to live in and another to rent out, this property offers a great business opportunity.

The estate is comprised of:

- A lovely 3-bed property with a beautiful covered deck overlooking the river, 3 bedrooms, a large lounge/diner, a beautiful modern kitchen and a large terrace with seating area and view over the woodland.

- A traditional 2-bed stone cottage that has been

## 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

Nestled at the end of a small lane and surrounded by its own woodland and the Charente river with all of its wildlife and biodiversity, this stunning country estate is a must see for all those looking for a country escape.

With beautiful views over the Charente river and yet just a 5 minute drive into the lovely village of Charroux with its bars, restaurants and amenities, this collection of two independent cottages with surrounding woodland of over 1.6 hectares offers a great opportunity for nature lovers looking for a business opportunity or a superb environment to welcome friends and family.

The estate is comprised of:

- A lovely 3-bed property with a beautiful covered deck overlooking the river, 3 bedrooms , a large lounge/diner, a beautiful modern kitchen and a large terrace with seating area and view over the woodland.

- A traditional 2-bed stone cottage that has been beautifully renovated to offer the perfect blend of French character and modern family living.

- Surrounding plots of garden and woodland totalling over 16500m<sup>2</sup> including a petanque court, private parking area and access to the river.

Detailed Information :

House I :

Ground Floor :

Lounge / Diner / Office : 35m<sup>2</sup> with designer wood-burner and doors to the covered terrace overlooking the river

Kitchen/Diner : 18m<sup>2</sup> with stunning modern kitchen, island and pellet woodburner

Bedroom : 11m<sup>2</sup>

Bathroom : 4m<sup>2</sup> with rolltop bath

## LOCAL TAXES

Taxe foncière: **602 EUR**

Taxe habitation: **EUR**

## NOTES