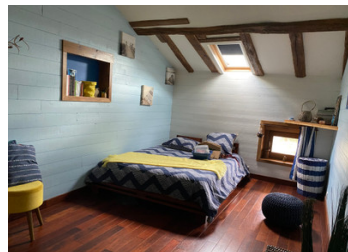


Charming Estate composed of two houses and outbuildings on a vast plot of almost 9000m2



INFORMATION

| | |
|-------------|---------|
| Town: | Lizant |
| Department: | Vienne |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 247 m2 |
| Plot Size: | 8568 m2 |

IN BRIEF

The property offers::

A Main House:

Warm, functional and atypical, it offers a pleasant setting for family life:

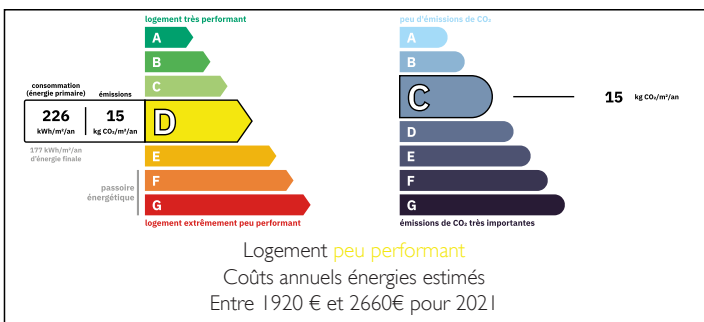
- Living areas: A welcoming living room with wood stove, a friendly dining room, an equipped kitchen and a bathroom with toilet.
- Night: 3 bedrooms upstairs as well as a toilet.
- Exteriors: The art of living extends outside with a summer kitchen and many terraces arranged on different levels, ideal to enjoy the garden at any time of the day.

The Second Dwelling (Guest House or Cottage):

Perfect for receiving, carrying out a professional activity or generating rental income:

- A large spacious living room with kitchenette.
- A vast space on the floor offering multiple possibilities of development (dormitory, artist's

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: EUR

NOTES

DESCRIPTION

Nestled in a beautifully wooded greenery, this rare property offers a Mediterranean atmosphere in the heart of the Charente. True haven of peace, this landscaped grounds invites to relax around a beautiful swimming pool and multiple outdoor living spaces.

The property offers:

Main House:

Ground floor:

- Kitchen --> 13.06m²
- Shower room + toilet --> 8.76m²
- Living room --> 36.99m²
- Dining room --> 20.17m²

1st floor:

- Mezzanine --> 3.06m²
- Bedroom 1 --> 14m²
- Bedroom 2 --> 9.74m²
- Bedroom 3 --> 26.17m²
- WC --> 1m²
- Landing --> 2.86m²

The Second Dwelling (Guest House or Cottage):

Ground floor:

- Kitchen --> 15.17m²
- Shower room + WC --> 2.18m²
- Living room --> 36.08m²

1st floor:

- Room 1 --> 39m²
- Piece 2 --> 19.81m²

The outside:

Large plot (almost 9000m²) equipped with a dependency suitable for horses.

Proximity to a watercourse

Breathtaking and unobstructed view
swimming pool

Summer kitchen with shower and toilet

Let yourself be seduced by this rare property