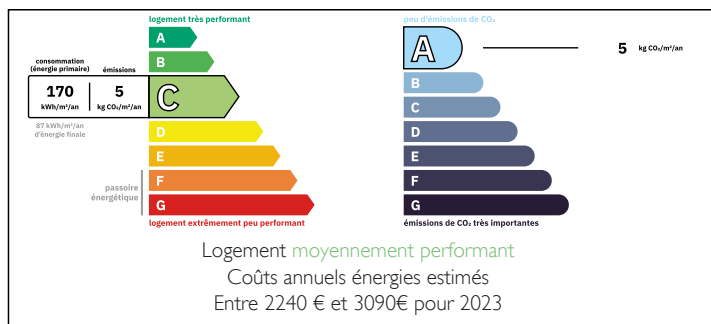


Lovely 4-bed stone property with detached 2-bed gîte, situated in a small hamlet with open countryside views



ENERGY - DPE



INFORMATION

Town:	Saint-Fraigne
Department:	Charente
Bed:	6
Bath:	3
Floor:	252 m ²
Plot Size:	3481 m ²

IN BRIEF

Situated in a private location on the edge of a small hamlet with lovely open views across the open countryside, this fantastic property is comprised of a large 4-bed main house, a 2-bed guest house / gîte and a large, mature garden of 3481 m² too.

The main house consists of a large kitchen/diner with insert woodburner, a good-sized kitchen with large central island, and a further living room with exposed stone walls and character features. A laundry room and shower room complete the downstairs accommodation. Upstairs there are 4 good-sized bedrooms and a luxury bathroom with large walk-in shower and feature bathtub. Attached to the main house on the ground floor is a play room with large patio doors and a roller shutter.

The guest cottage comprises a kitchen-diner opening onto a separate lounge. There is also a large bedroom...

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

Situated in a private location on the edge of a small hamlet with lovely open views across the open countryside, this fantastic property is comprised of a large 4-bed main house, a 2-bed guest house / gîte and a large, mature garden of 3481m² too.

The pretty village of Saint-Fraigne with its local amenities (bakery, épicerie) is just a short walk or cycle ride away.

The main house consists of :

Ground Floor :

- Large lounge/diner (30m²) with insert woodburner and staircase to the first floor and under-stairs cupboard
- Kitchen (19m²) with large central island
- Laundry Room (4m²) with space for washing machine and tumble dryer
- Shower Room (4m²) including walk-in shower, WC and wash-hand basin
- Living Room (25m²) with bar area and feature stone walls

First Floor:

- Landing (13m²)
- Bedroom 1 (17m²) with built-in wardrobes
- Walk-in-wardrobe (5m²) with built-in storage
- Bathroom (16m²) with large walk-in shower, feature bathtub, WC and wash-hand basin
- Bedroom 2 (16m²)
- Bedroom 3 (19m²)
- Bedroom 4 / Study (20m²)

Total square metreage of the main house : 188m²

Attached to the main house on the ground floor is a play room (19m²) with large patio doors and a roller shutter.

The guest cottage comprises :

Ground Floor :

LOCAL TAXES

Taxe habitation: EUR

NOTES