

This beautiful longhouse full of character comes with two large barns, a swimming pool, and 7,680 m of garden.

EXCLUSIVE



INFORMATION

Town:	Saint-Félix
Department:	Charente
Bed:	4
Bath:	2
Floor:	175 m ²
Plot Size:	7680 m ²



IN BRIEF

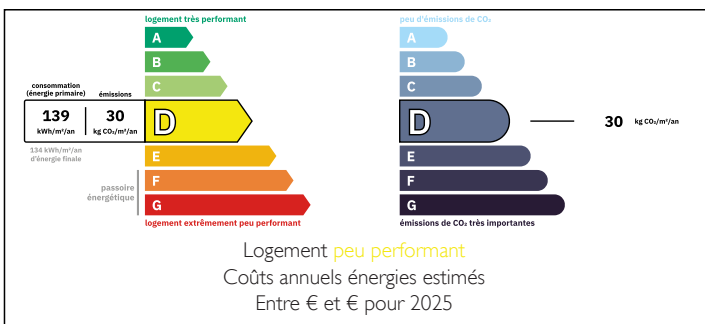
In a peaceful setting, discover this superb fully renovated Charentaise property, combining authenticity with high-end features. With its generous volumes and preserved original elements, it will delight lovers of stone and old-world charm.

All on one level, the home offers a bright kitchen open to the dining room, a welcoming living room with a fireplace and wood-burning stove, four bedrooms, two shower rooms, and a practical utility room.

The property benefits from double-glazed windows, enhanced roof insulation, insulation in the cellar beneath the house, as well as the natural insulation provided by the remarkably thick stone walls.

Outside, you will enjoy two huge barns with traditional timber frames, a large cellar, a workshop, the courtyard with parking space, and an

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

Charm, authenticity and serenity in the heart of the Charente countryside.

In a peaceful setting with no overlooking neighbours, this magnificent Charentaise property impresses from the moment you arrive, with its large gate opening onto a flower-filled courtyard, surrounded by a beautiful stone longhouse and two large barns with exposed stone façades.

A place steeped in history, where old-world charm blends with quality features.

Fully renovated, with the roof redone in 2021, the main longhouse offers approximately 175 m² of living space and a bright, welcoming interior facing due south.

The spacious, tastefully fitted kitchen (five-burner hob, extractor hood, double electric ovens) opens onto a convivial 28 m² dining room with exposed beams and generous openings onto the terrace. Extending from this, a character-filled 37 m² living room features a fireplace with wood-burning stove, stone walls and a solid walnut cupboard, creating a warm and relaxing atmosphere.

A hallway with original wooden flooring leads to four attractive bedrooms.

The first, 16 m², enjoys a lovely view over the garden; the second, 18 m², is currently used as an office; the third, approximately 18 m², benefits from a private shower room; and the fourth, 24 m², has its own independent entrance, exposed beams and a large shower room with WC.

A utility room, a separate WC and a preserved former entrance complete the property.

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LOCAL TAXES

Taxe foncière: 1 683 EUR

Taxe habitation: EUR

NOTES