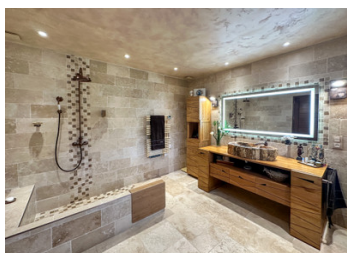


Exceptional renovated barn - offering high quality finishes . 2 bedrooms with bathrooms . Garage et dependance



INFORMATION

Town:	Bresdon
Department:	Charente-Maritime
Bed:	2
Bath:	2
Floor:	167 m2
Plot Size:	1702 m2

IN BRIEF

Exceptional property in village just 15km to Rouillac and 40km to the city of Angouleme. with TGV connection .

Renovated by current owners with attention to every detail using luxury materials and finishes throughout whilst the original character of the barn has been preserved with pointed stone walls , exposed beams and some original doors.

Discreet under-floor heating with a travertine finish is assured by an efficient heat pump and hot water by a thermodynamic water heater .

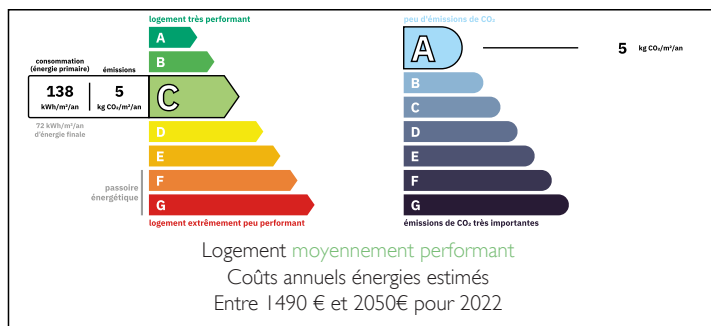
A large open living area of 82m2 with vaulted ceiling and large sliding doors which open to the terrace with views over the surrounding countryside .

Fully fitted kitchen with discreet appliances and granite worktops.

Ground floor bedroom with large built in wardrobe , luxury bathroom in travertine with italien shower and fossil wooden sink and separate WC .

Metal slow...

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

The house in more detail :

Entrance hall : 5m²

Open plan living space : 67m² plus 16m² fully fitted luxury kitchen .

Large sliding doors open to outside terrace .

Bedroom 1 : 12m² with large fitted discreet wardrobes .

Shower room : 11m² - with italien shower and hand basin . Mirrored windows .

WC : 2m²

Technical room with built in cupboards and water softner : 7m²

Metal staircase leads to mezzanine 28m² with ballastrade . Currently used as office and gym .

Bedroom 2 : 20m² with ensuite bathroom 8m² including italien shower and WC .

Secure garden with electric gates .

Large barn including garage area of 190m²

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

LOCAL TAXES

Taxe foncière: **800 EUR**

Taxe habitation: **EUR**

NOTES