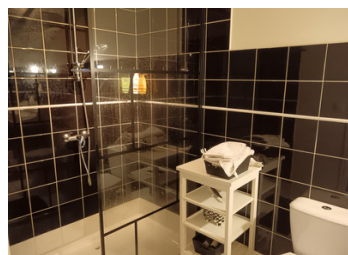


Village property with annexe/house. Featuring stone walls, oak beams, lovely garden, pool, outbuildings



## INFORMATION

Town:	Abzac
Department:	Charente
Bed:	4
Bath:	4
Floor:	270 m <sup>2</sup>
Plot Size:	799 m <sup>2</sup>

## IN BRIEF

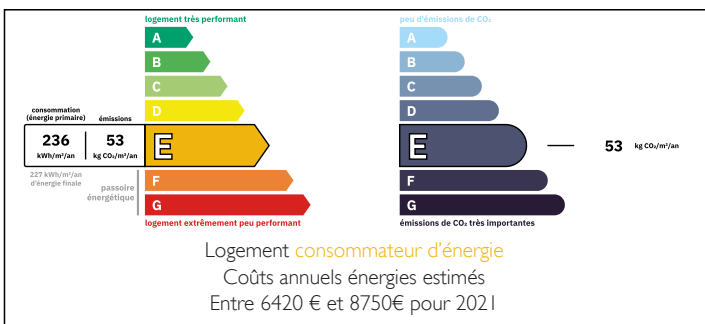
Representing excellent value for a house of this size & quality, an early viewing is recommended.

This very attractive village house has all the traditional features you would expect from a French property, exposed stone walls, attractive oak beams, solid oak staircases, fireplaces & woodburning fires, double glazing, oil central heating .

The main house has a large open plan room with designated areas such as office, lounge, dining areas, and kitchen area, 3 bedrooms each with en-suites. There is an annexe with separate accommodation consisting of hallway, kitchen/dining room, shower room, large lounge and a bedroom, perfect to use for a gite or guest accommodation.

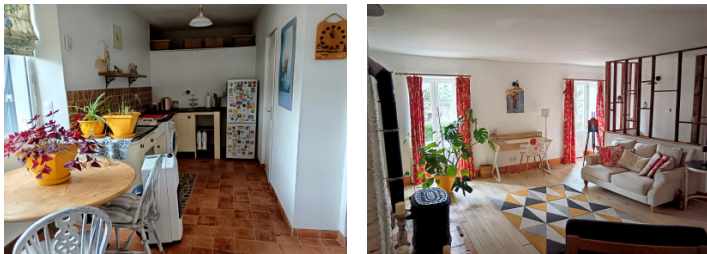
To the outside there is a large patio area, lovely lawned garden with a large pool, a series of outbuildings, one of which is a bar, perfect for those

## ENERGY - DPE



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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

On entering the main house there is large open plan room, with a range of exposed oak beams and a truly French feel to this property. There are designated areas for your office, lounge, and dining. There is a raised level where there is a very attractive traditional style kitchen with a series of stylish cabinets, a Belfast sink, a range style cooker, dishwasher and a large kitchen island.

There is a traditional brick fireplace with a woodburning fire with an additional seating area, perfect for a cosy night in front of the fire.

There are French doors with a lovely view of the garden, leading to the garden and pool.

A solid oak staircase leads up to the first floor where the first bedroom has a large feature fireplace, solid wooden flooring and ample space for your furniture. There is an attractive en-suite shower room with a classic, yet modern and attractive, black and white colour scheme, comprising of a walk-in shower with a modern black shower screen, a wc, and a washbasin set in a French dressing table, adding yet more French charm.

The second bedroom, has exposed charming oak beams, wooden flooring and an en-suite bathroom, wc and a washbasin set in a French dressing table. There is a gorgeous view over the back garden and swimming pool.

On the second floor you will find another bedroom, again with wooden flooring. Just outside the bedroom is a...

## LOCAL TAXES

**Taxe foncière: 1251 EUR**

## NOTES