

Detached; 3 bed, 3 bath home, garage, workshop, studio on 1.6 hectares.



EXCLUSIVE

## INFORMATION

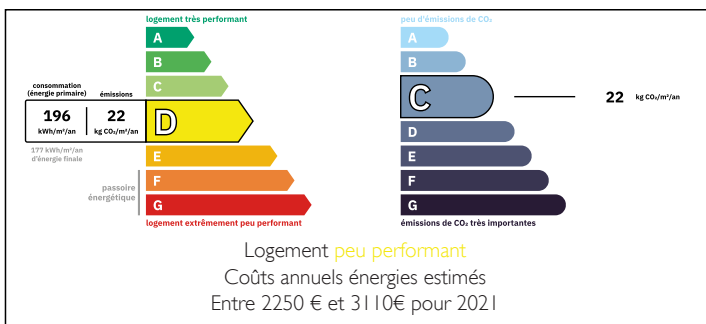
Town:	Terres-de-Haute-Charente
Department:	Charente
Bed:	3
Bath:	3
Floor:	140 m2
Plot Size:	16583 m2

## IN BRIEF

A well appointed hamlet property, rich with charm & beautifully decorated. Already registered as a B&B with local authorities, having 2 guest suites with their own private bathrooms as well as the owners bedroom and bathroom. This property is a great opportunity to fully embrace the tranquility of French rural living.

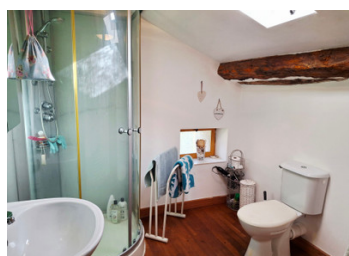


## ENERGY - DPE



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

A stylish country house, surrounded by rolling hill views. Set within its own grounds of 1.6 hectares, including an orchard and paddock. This entire property lends itself to a peaceful Yoga retreat/Glamping or Wellness Centre. The views and interesting open spaces would also provide an ideal Artistic experience.

The front door opens into the ample living room with a brick feature fireplace & log burner, tiled floor and accent lighting. There's a door leading to the elegant dining room, boasting a 2nd fireplace with a wood burner. This impressive dining room enjoys a double aspect creating a luminous ambience.

From dining to kitchen with IKEA Varde units and kitchen island. There's access to the garden, a ground floor toilet and a staircase to the guest suites. The sumptuous 1st floor bedrooms are decorated with sophistication as are their ensuite bathrooms. The ground floor bedroom is accessed from the living room and is large enough for a kingsize bed and a single bed. This is perfect for a family room or new parents bedroom suite. There's a bedroom staircase which leads to the ensuite shower room. The current owner has taken great care to keep this home's original features whilst classically modernising.

The large grounds give you a true sense of space and freedom to enjoy nature, with its open views and lush fruit trees. The Art/Yoga studio looks over the garden, with its window wall.

The garage is accessible from the garden and has an electric...

## LOCAL TAXES

**Taxe foncière: 671 EUR**

**Taxe habitation: EUR**

## NOTES