

Charming stone house with detached barn, garden, countryside views and peaceful hamlet setting.

EXCLUSIVE



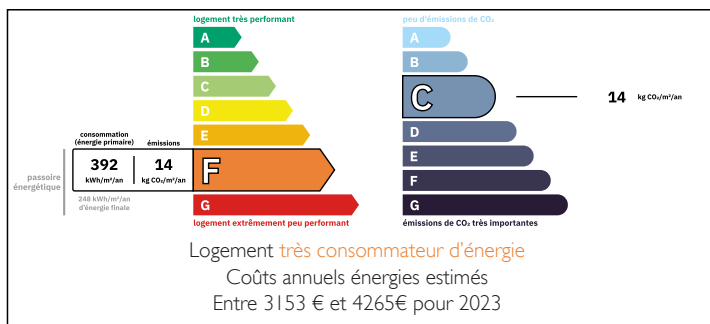
INFORMATION

Town:	Juignac
Department:	Charente
Bed:	3
Bath:	2
Floor:	103 m2
Plot Size:	850 m2

IN BRIEF

This charming stone house enjoys a peaceful setting with lovely views of the surrounding countryside. Situated on the edge of a small hamlet, just 10 minutes from Montmoreau with its full range of amenities including schools, train station, doctors, dentist, and supermarket.

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

The property is accessed through gates leading to a gravel driveway with parking for several cars. This attractive stone house, dating from 1739, benefits from a detached barn, summer terrace and an easy-to-maintain garden.

Six steps lead to a raised south-facing terrace with lovely open views across the surrounding countryside.

The entrance opens into a cosy sitting room with wooden flooring, an attractive fireplace fitted with a Godin wood-burning stove, and stairs leading to the first floor.

The kitchen/dining room enjoys views over the garden and countryside beyond, with high ceilings, quarry tiled flooring and a fitted kitchen complete with dishwasher, fridge-freezer and cooker.

The ground floor also offers:

- * Bedroom
- * Utility area with plumbing for a washing machine and tumble dryer, plus storage cupboard housing the hot water tank, water softener and additional storage
- * Bathroom with bath, shower attachment, wash basin and WC

On the first floor:

- * Large mezzanine landing, ideal as an office space or occasional bedroom
- * Bedroom with high ceiling
- * Shower room with WC, wash basin and shower cubicle, plus access to further storage space

Beneath the house is a cellar with a concrete floor and insulated ceiling.

The detached barn has a recent roof, concrete floor and electricity connected, offering excellent potential

NOTES