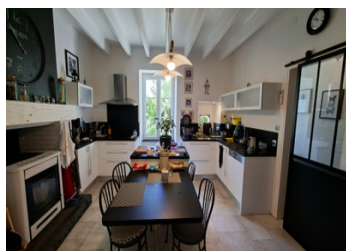
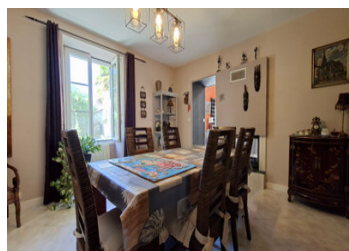


Renovated Detached Stone Property in quiet hamlet with pool, terraces, gardens and outbuildings



INFORMATION

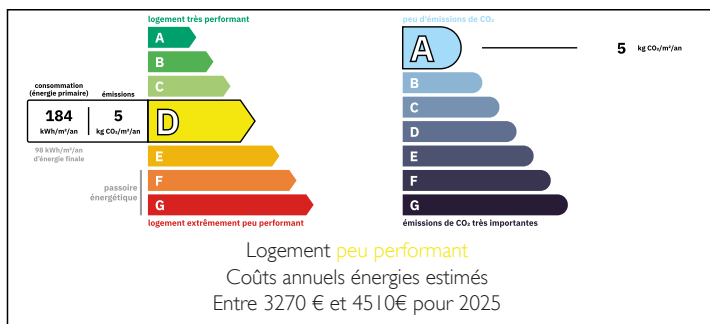
Town:	La Faye
Department:	Charente
Bed:	5
Bath:	2
Floor:	223 m2
Plot Size:	1872 m2



IN BRIEF

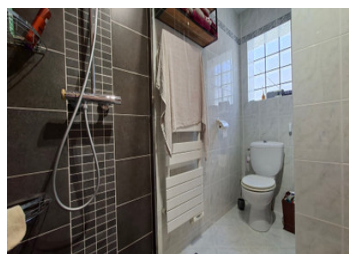
Wow and many other superlatives for this well thought out renovation maintaining character but offering a practical home with beautiful kitchen and family living space, both indoors and out. Great entertaining space too ! Ruffec with its schools and all amenities, shops, restaurants etc. is within a 5 minute drive. Plenty of space for hobbies and / or extensions if desired. The property is secure and well-maintained. A dream French country property of great value !

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.



LOCAL TAXES

Taxe foncière: 1200 EUR

NOTES

DESCRIPTION

There are 2 gated accesses into the property and the garden with its garages and outbuildings is full of niches and hiding places, perfect for children to play safely.

The house is south facing and looks directly out onto the private pool area. The garden is enclosed and walled and beautifully kept.

The traditional farmhouse has been extended to offer bright and airy rooms.

Ground floor

Entrance Hall 8.55m² with original flagstone floor, doors to :

Cloakroom with WC and handbasin 3.26m²

Kitchen 19m² fully fitted with modern practical units, built in oven and Pantry 5m²

Dining Room 19m² with Storage room 5m² - Woodburning fireplace with double aspect open onto a beautiful bright airy

Living Room of 31m² - 2 sets of Sliding patio doors to pool, door to utility kitchen

stairs to

Mezzanine 32m² including office corner

Back to Living Room which is also open plan to the rear to a

Cosy Salon or library 10.30m²

Bedroom 15m² with double glazed patio doors to pool area and terrace -

this bedroom has an en-suite Shower room 6m² with WC and Walk-in Italian-style shower, sink

Back to main entrance - door to underground wine cellar 45m²

Stairs to First Floor

Door onto Landing - beautiful wood parquet floors throughout this level.

4 bedrooms each between 9 and 10m²

Storage room 5m²

Family Bathroom

WC

Its a beautiful extensive home in a quiet rural hamlet