

Magnificently renovated farmhouse, 14th century tower, delightful setting, 12 acres of land with outbuildings.



## INFORMATION

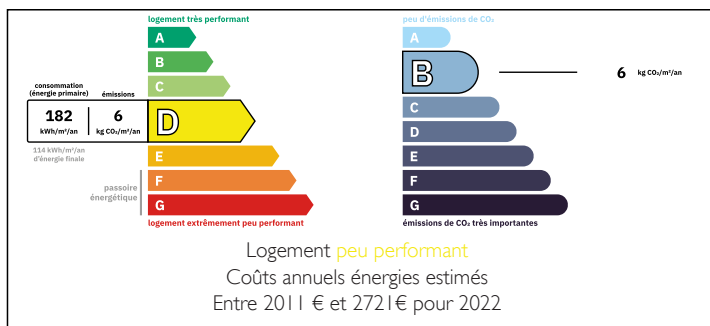
|             |                           |
|-------------|---------------------------|
| Town:       | Chasseneuil-sur-Bonnieure |
| Department: | Charente                  |
| Bed:        | 3                         |
| Bath:       | 1                         |
| Floor:      | 172 m2                    |
| Plot Size:  | 48485 m2                  |

## IN BRIEF

A farmhouse stylishly renovated with 2 ground floor bedrooms and bathroom, a traditional stone vaulted dining room, a modern kitchen and living room with wood burning stove, the first floor adds an additional bedroom in near completion and another to configure. Impressive 14th century tower on 3 levels with a stone spiral staircase, open fireplace and exposed stonework and bread oven. A large garage with two horse boxes, hay loft hangar, a long barn and 5 hectares of land for horses or autonomous farming. All in a beautiful quiet country setting but close enough to shopping and amenities of Chasseneuil at 3.5km.



## 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 comprises on the ground floor, entrance into the kitchen and vaulted dining room of 39m<sup>2</sup>, oak beams and double patio doors to the rear garden as features, a laundry room 14m<sup>2</sup> adjacent, from the kitchen 4 steps up to the living room 31m<sup>2</sup> with a wood burning stove, painted oak beams and access to the master bedroom 22.6m<sup>2</sup>, a hallway leads to the second bedroom 12.6m<sup>2</sup> Italian shower room 8.7m<sup>2</sup> and w.c. with lovely elm wooden staircase to the upper floor which has two rooms of 31m<sup>2</sup> and 21m<sup>2</sup> in need of finishing for additional bedrooms or work space.

New roofs on all the buildings, double glazing throughout, fibre optique connection.

Impressive grounds and outbuildings, 12 acres or 48 485m<sup>2</sup> in all. A spectacular stone build tower from the 14th century on 3 floors with a stone spiral staircase, with a foot print of 30m<sup>2</sup>. A long barn 5.3m x 24m, 100m<sup>2</sup> garage with 2 horse boxes, a hay barn 50m<sup>2</sup>. Laid to gravel at the front of the house, a shaded terrasse with wood decking and dining area at the rear set in the garden which circles the house.

Close to the town of Chasseneuil-sur-Bonnieure with all the amenities and commerce at hand, La Rochefoucauld 12km and Angoulême 34km within easy reach, Limoges airport 50min.

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

## LOCAL TAXES

Taxe foncière: **1699 EUR**

## NOTES