

A renovated old farmhouse, numerous outbuildings, extensive grounds and a swimming pool, 10 minutes Angoulême



INFORMATION

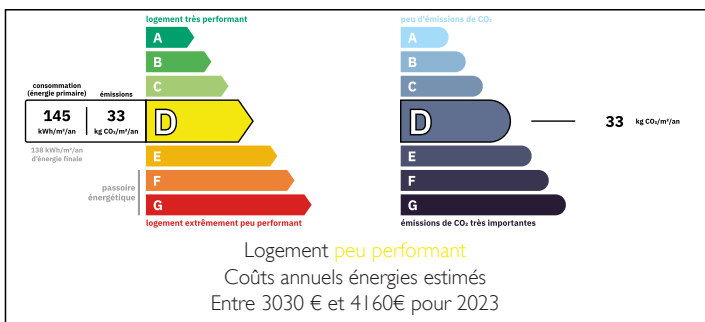
Town:	Saint-Saturnin
Department:	Charente
Bed:	0
Bath:	0
Floor:	201 m2
Plot Size:	8741 m2

IN BRIEF

You'll be charmed by this old farmhouse set on a large plot of land in a peaceful location, with numerous outbuildings including barns, a shed, pigsties and a holiday cottage in need of further renovation, overlooking the heated swimming pool



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: 2298 EUR

NOTES

DESCRIPTION

This beautiful property, featuring many original features, offers superb potential for conversion and development, with its numerous adjoining outbuildings

The main farmhouse-style house has been renovated by its owners

It comprises, on the ground floor:

- A kitchen-diner with a central island and a wood-burning stove (29.5 m²)
- Utility room/laundry room (20.2 m²) with direct access to the rear of the property, and the possibility of creating a toilet
- Dining area (15 m²) with access to the first floor
- Living room (26.8 m²) with a wood-burning stove

The first floor comprises:

- Bedroom 1 (23m²) with en-suite shower room and WC
- Bedroom 2 (18.6m²) with walk-in wardrobe (potential to install a shower room here – all water supply and drainage connections are in place and ready for use)
- Master suite comprising a bedroom (22.8m²), a dressing room (5m²) and a bathroom (6.3m²) with WC
- 5m² study area (potential to install a bathroom here – all water supply and drainage connections are in place and ready for use)
- Large landing area of 13m² which could be converted into an additional bedroom

Numerous outbuildings in very good condition, comprising:

- 2 barns, each with a ground floor area of 113m², sharing a first floor of 229m² with high ceilings
- A shed (334m²)
- Pigsties
- An 80m² outbuilding requiring further fitting out, which could be converted into a superb holiday cottage overlooking the swimming pool. This space comprises an entrance hall, a bathroom area, a 47m² living room and an 18m²...