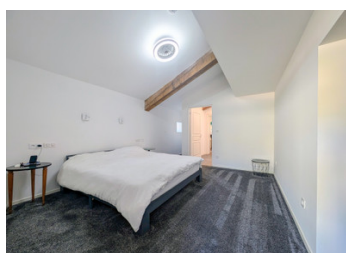


Beautiful 4-bed detached country home with swimming pool, outbuildings and large garden



INFORMATION

Town:	La Forêt-de-Tessé
Department:	Charente
Bed:	4
Bath:	3
Floor:	175 m2
Plot Size:	8518 m2



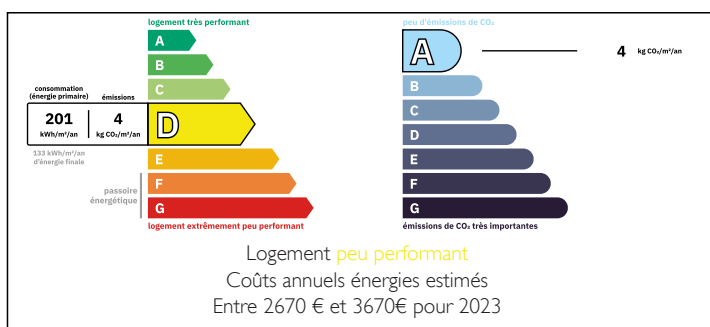
IN BRIEF

A beautiful country property situated in a peaceful location yet only 10 minutes to shops and amenities in the town of Sauzé-Vaussais. Tastefully renovated throughout, this charming property perfectly blends original character with modern comfort. There are pretty country views, a large garden, a heated 10x4m saltwater swimming pool and a large barn that could potentially be converted (subject to the necessary permissions).

This property comprises a spacious entrance hall, open plan, fitted kitchen/diner with woodburner, utility room, living room with woodburner and flagstone floor, and a ground floor double bedroom with shower room. On the first floor, there is a large master bedroom with ensuite shower room and dressing room, as well as two further bedrooms and a bathroom.

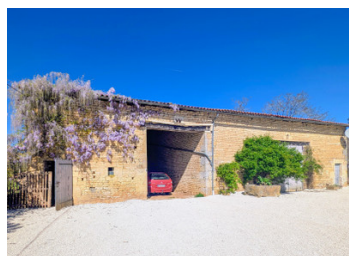
Outside, the property benefits from a courtyard

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

Main house :

Ground floor:

Entrance hall : 16m²

Kitchen/diner : 28m²

Living room : 26m²

Bedroom : 16m²

Ensuite shower room : 6m²

Utility room : 12m²

First floor :

Landing : 4m²

Master bedroom : 20m²

Ensuite shower room : 4m²

Dressing room : 3m²

Bedroom : 12m²

Landing : 5m²

Bedroom : 14m²

Bathroom : 6m²

NOTES

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