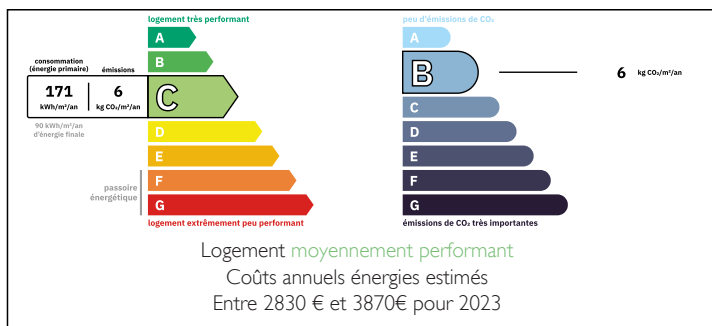


Beautiful country property with swimming pool set on 6.5 hectares of land



ENERGY - DPE



INFORMATION

Town:	Cellefrouin
Department:	Charente
Bed:	3
Bath:	1
Floor:	181 m2
Plot Size:	65370 m2

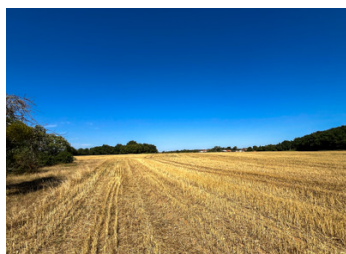
IN BRIEF

Set in a quiet hamlet in the heart of the Charente countryside, this beautiful stone property offers the very best of rural French living :

- A traditional stone farmhouse with its large outbuildings all set around the central courtyard
- 3 reception rooms and a shower room on the ground floor
- 3 good-sized bedrooms and an extra living area upstairs
- Geothermal heating, solar panels for the hot water and double-glazing throughout giving the property an excellent C energy rating
- A large, 10x5m swimming pool with roller cover
- A large barn (big enough to store a campervan) with electric door
- Smaller outbuildings offering conversion potential
- A large plot of over 6.5 hectares divided between mature parkland garden and fields - offering great possibilities for animals, smallholding etc

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

Set in a quiet hamlet in the heart of the Charente countryside, this beautiful stone property offers the very best of rural French living :

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This is a property that retains its character and charm and offers fantastic scope for a number of projects - one to view very quickly !

Dimensions :

Ground Floor:

Kitchen : 20m²

Dining Room : 30m²

Living Room : 25m²

Shower Room: 8m²

First Floor :

Sitting Room : 25m²

Bedroom : 20m²

Landing : 12m²

Bedroom : 12m²

Bedroom : 16m²

WC : 3m²

Outbuildings:

Barn : 100m²

NOTES