

Charming stone house with four bedrooms, a large workshop, outbuilding and mature gardens.



INFORMATION

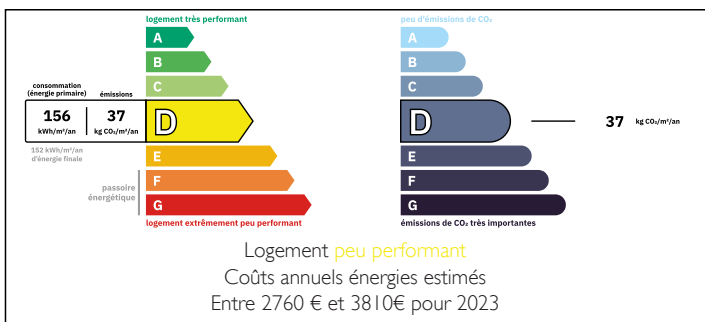
Town:	Mazerolles
Department:	Charente
Bed:	4
Bath:	1
Floor:	177 m2
Plot Size:	5934 m2

IN BRIEF

This attractive stone property offers a warm and welcoming atmosphere, four bedrooms, generous living space and excellent potential for further development. The main house could be extended into the adjoining 103 m² workshop, while a former house of approximately 85 m² could be renovated to create a gîte, guest accommodation or a separate dwelling. The property stands in beautiful gardens of 5,934 m² and is located just 8 km from Montbron and 12 km from La Rochefoucauld.

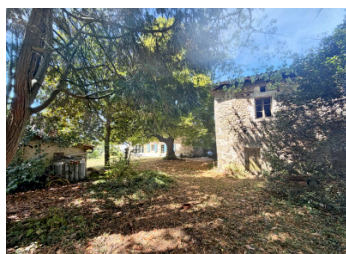


ENERGY - DPE



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: **1385 EUR**

NOTES

DESCRIPTION

On the ground floor, the house comprises an 8 m² cloakroom, a cosy 26 m² sitting room with a Godin wood-burning stove, and a 22 m² kitchen retaining attractive features from the former barn. The kitchen leads through to a 22 m² utility room and a 13 m² boiler room. There is also an 8 m² pantry and a 12 m² storage room linking the main house to the adjoining big workshop.

Upstairs, a spacious landing provides an additional sitting area. It leads to four well-proportioned bedrooms measuring 15 m², 12 m², 11 m² and 9 m², together with a family bathroom fitted with a bath and separate shower. There is also a separate WC. The attic is suitable for conversion and could provide further bedrooms or additional living accommodation.

Adjoining the house is a bright and spacious 103 m² workshop with an office area and separate WC. This versatile space could remain as a workshop, be incorporated into the main house to increase the living accommodation, or be converted into an independent dwelling.

The property also includes a former house of approximately 85 m², currently used as an outbuilding. Subject to renovation, it could be transformed into a gîte, guest house or second home.

Outside, the beautiful 5,934 m² garden is filled with impressive mature trees and offers a peaceful setting with plenty of space to enjoy outdoor living. Several wells and rainwater collection systems add to the practical appeal of the property. A lovely covered terrace...