

A very large property in a beautiful setting with enormous potential. 3 lakes. Huge barns. Workshops. Gites.



INFORMATION

Town:	Coteaux-du-Blanzacais
Department:	Charente
Bed:	4
Bath:	3
Floor:	1200 m2
Plot Size:	220000 m2

IN BRIEF

This property includes a main house, workshops, barns, 8 potential gites, three substantial lakes, with woodland and fields all set on a 22 hectare plot.

The property benefits from a substantial solar panel installation and reversible heat pumps throughout.

Potential business uses include:

A Gîte business

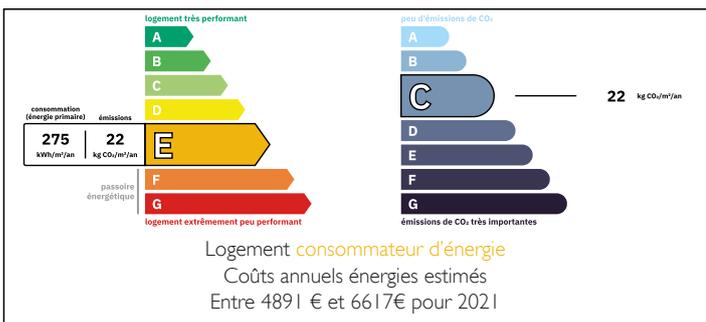
Fishing Lakes with accommodation

Equestrian Centre with indoor Arena

Camper Van, Caravan or Car Storage

Agricultural, Manufacturing or Commercial uses

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 main house consist of the following principal accommodation:

Billiard Room - 7.7 x 5.7 metres

Living Room - 6.7 x 6.3 metres

Dining Room - 7.4 x 4.2 metres

Study - 6.0 x 5.4 metres

Kitchen - 6.0 x 4.2 metres

En-Suite Bedroom - 7.7 x 5.7 metres

Shower Room - 4.1 x 2.8 metres

Bedroom 2 - 5.0 x 4.8 metres

Bedroom 3 - 4.3 x 3.5 metres

Bedroom 4 - 5.0 x 3.0 metres

Shower Room / WC 3.75 x 4.0 metres

All principal rooms are provided with reversible air conditioning for efficient heating in winter and cooling in summer

A large swimming pool ready for restoration is to be found adjacent to the main house with large terrace and outdoor kitchen

Self-contained accommodation includes:

1 x four bedroom unit and 3 x three bedroom units in lettable condition with reversible air conditioning. 5 x two and one bedroom units with reversible air conditioning for renovation.

Two giant workshops with a total space of 2400 square metres suitable for manufacturing, agricultural, storage or numerous other commercial purposes.

Office Block and studio of 122 square metres.

3 large lakes of which the largest is 5500 square metres and the other two are of around 3500 square metres.

2 smaller lakes of approximate 1000 square metres each.

All is set in a tranquil, private 22 hectares (54 acres) of fields and woodland.

LOCAL TAXES

Taxe foncière: **6278 EUR**

Taxe habitation: **EUR**

NOTES