

**OFFER ACCEPTED - Detached stone house, 4 bedrooms, Land 1.3h, mature garden. Outbuildings, garages, well.**



## INFORMATION

Town:	Baignes-Sainte-Radegonde
Department:	Charente
Bed:	3
Bath:	1
Floor:	200 m2
Plot Size:	13115 m2



## IN BRIEF

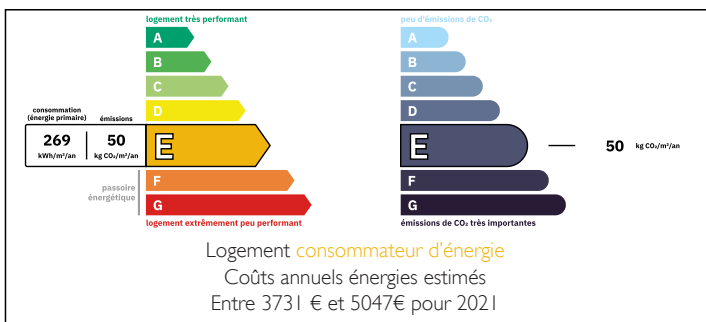
Located in the south of the Charente department, 5 minutes from Baignes, this beautiful stone house offers you a magnificent and peaceful living environment.

This property is detached, without vis-à-vis and no neighbours nearby. Access is via an electric gate onto a private driveway.

On the ground floor a large entrance hall, a fitted kitchen with adjoining dining room, 2 large living rooms, a bathroom, WC and a first garage. Upstairs, a mezzanine, 4 bedrooms, one of which is accessed through another bedroom.

Outside a covered terrace with barbecue  
A workbench and a second garage  
Outbuildings: pig bay, small house to renovate.  
Bread oven

## 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.

overglazing windows.

Aluminium shutters

Oil and wood heating

Roof redone about 10...



## DESCRIPTION

MORE PHOTOS AVAILABLE AND PLAN OF THE HOUSE ON REQUEST

On the ground floor

Entrance hall 17m<sup>2</sup>

On the right a first living room 33m<sup>2</sup> with an wood stove

At the end of the entrance hall you access a corridor of 13m<sup>2</sup>

adjoining garage of 25m<sup>2</sup>

a toilet

a bathroom with shower, bathtub and sink of 7m<sup>2</sup>

a cellar of 8m<sup>2</sup>

In the continuity of the corridor

a 20m<sup>2</sup> fitted kitchen opening onto a 19m<sup>2</sup> dining room

from the dining room you access a second living room of 30m<sup>2</sup> giving you access to the mezzanine of 17m<sup>2</sup>

Upstairs, a landing of 8m<sup>2</sup> brings you to the 3 bedrooms of 8m<sup>2</sup>, 13m<sup>2</sup> and the last one being in a row, either 2 bedrooms of 9m<sup>2</sup> or a large bedroom of 18m<sup>2</sup>.

Attached to the house

3 small outbuildings : 2 of 4m<sup>2</sup> and 1 of 8m<sup>2</sup>

a small house of 11m<sup>2</sup> on the ground floor and an upper floor of 11m<sup>2</sup>. To be completely renovated a shower and a toilet

a large covered terrace of 33m<sup>2</sup> with its barbecue

another garage of 21m<sup>2</sup>

a 23m<sup>2</sup> workbench

a traditional bread oven

Land

An enclosed garden with trees

A land of about 1 hec at the back of the house which can accommodate horses accompanied by its charming pond.

5 mins from Baignes Sainte Radegonde, 20 mins

## LOCAL TAXES

Taxe foncière: 977 EUR

Taxe habitation: EUR

## NOTES