

Fabulous 4 bed/2 bath Charentaise with walled garden and plenty of space to install a pool.

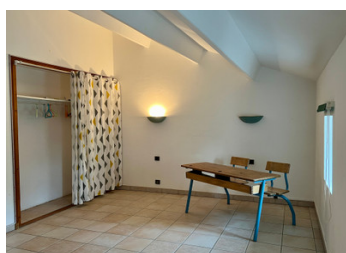


INFORMATION

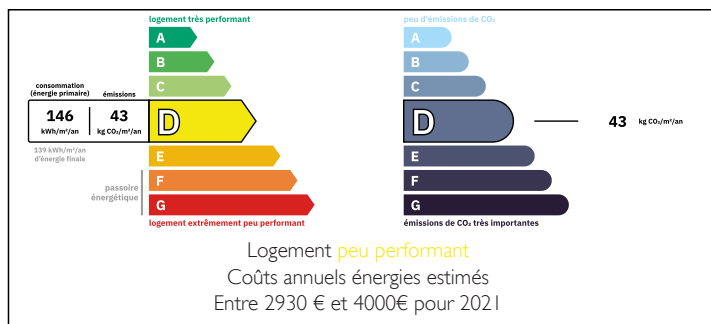
Town:	Chassors
Department:	Charente
Bed:	4
Bath:	2
Floor:	268 m2
Plot Size:	1837 m2

IN BRIEF

OFFER ACCEPTED This large property in excellent condition is ideal for those searching for lots of space, character and comfort. It oozes serenity and is such a beautiful retreat to relax in after a long day at work. Although the house is not detached, it offers total privacy because of its walled garden. There is an open barn with a pizza and bread oven with plenty of space to entertain family and friends, and a huge barn which could house a (classic) car collection, or with planning permission could be converted into a large second house. Permission to install a pool was already authorised but would need to be renewed. The possibilities with this property are very impressive indeed!



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: 1210 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

GROUND FLOOR:

- Entrance hall on tiles: 6m2.
- Bedroom 4 on tiles: 13m2.
- Hall: 8.5m2.
- Utility room: 10m2. Oil-fired boiler, sink.
- Bathroom: 3m2, with shower and handwash basin.
- Separate toilet: 2m2, with handwash basin.
- Kitchen on tiles: 21m2, height 2m45.
- Dining room on tiles: 31m2, height 2m57.
- Living room: 45m2, on "coeurs de demoiselles" stone floor, with Charentaise stone mantelpiece and woodburner:

FIRST FLOOR:

- Mezzanine: 44m2. Wall-to-wall carpet, wood balcony. Height: 2m87 at highest point.
- Night hall: 26m2, with two large, built-in cupboards.
- Separate toilet: 2m2.
- Bedroom 1: 19m2.
- Bedroom 2: 15m2.
- Bedroom 3: 15m2.
- Bathroom with bath and handwash basin: 8m2.

EXTERIOR:

- Large coach entrance with electric doors
- Barn: 35m2, with height of 3m43 at highest point.
- Barn: 179m2, with height of 5m24 at highest point.
- Outbuildings: one with 2,500 liter oil tank, the other for storage or to house the pump and other materials for a swimming pool.
- Lovely secluded garden with mature trees, fruit trees (apple, fig, apricot) and ample space to install a pool.

LOCATION:

The house is set in Villeneuve, a hamlet in the commune of Chassors in the Charente region of SW France. The Charente is much loved for its sunny climate, which has the 2nd largest amount of sun hours after the South of France! Supermarkets, schools, sports facilities, a medical centre and all other amenities can be found in the lively riverside