

A delightful 3 bedroom stone house with attached barn set in private gardens close to the town of Rochechouart



INFORMATION

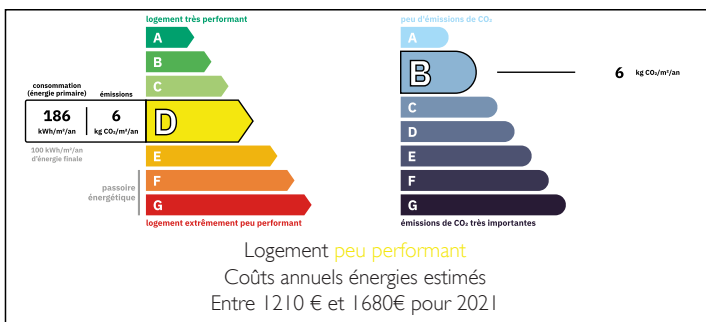
Town:	Chassenon
Department:	Charente
Bed:	3
Bath:	1
Floor:	120 m2
Plot Size:	1442 m2

IN BRIEF

Situated close to the towns of Rochechouart (4.6km) and Chabanais (8.6km) with full amenities and under 5 minutes from the village of Chassenon (4.6km) with baker, village school, post office etc. Also, very close to the fabulous Charente leisure lakes. Under 1 hour from Limoges (airport) and Angouleme (TGV).



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: 578 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

GROUND FLOOR

Steps lead up to the front door which opens into the hallway. To the left there is a WC, utility room and a bathroom with WC. To the right you have a pretty country style kitchen (16m²) with fitted units. Steps lead down to the dining/living room (32m²) with double height vaulted ceilings for the dining room part and a great snug area under the mezzanine with a wood burning stove. French doors lead out onto the wisteria clad covered terrace. Stairs from the lounge area lead up onto a mezzanine (10m²), used as the office, but with enough space to put a guest bed and then you have bedroom 1 (12m²). It would be very easy to install an en-suite to this bedroom if required.

FIRST FLOOR

From the entrance hall are stairs up to the first floor where you will find two spacious double bedrooms (both 16m²) with views out over the garden. Stairs take you to up to the attic.

Outside the established gardens have mature shrub beds and some large mature trees. There is a timber garden shed with tiled roof and a lawned area set under the shade of a lovely cherry tree. Closer to the house is a terrace area which faces the covered terrace.

The barn provides ample parking for more than one car and excellent storage space, or if you need to expand the living accommodation, you could expand into the barn. The house is heated via the...