

Under offer.....Beautifully renovated 5 bedroom house with large attached barn

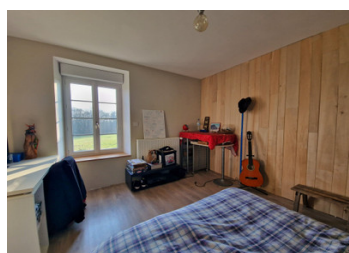
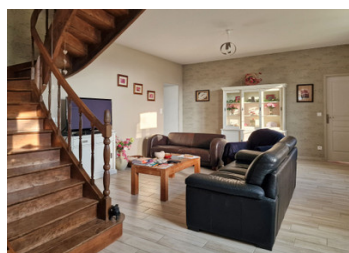


## INFORMATION

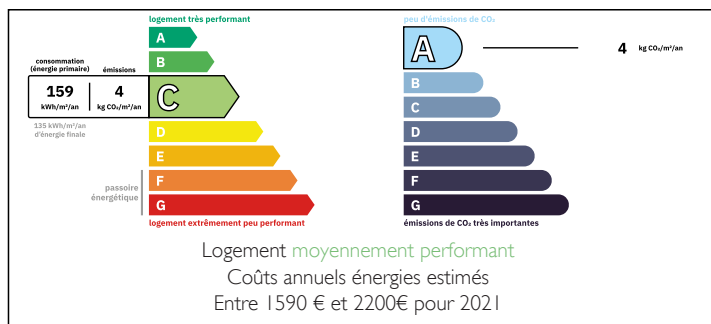
Town:	Alloue
Department:	Charente
Bed:	5
Bath:	2
Floor:	180 m2
Plot Size:	34026 m2

## IN BRIEF

This fabulous stone property has been professionally renovated to a high standard in the past 6/7 years to create a bright, comfortable family home. It is set in a wonderful countryside location overlooking the fields with no close neighbours yet not far from the village of Alloue in the North Charente.

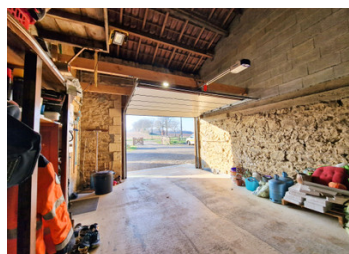


## ENERGY - DPE



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

Situated down very quiet country road a gated entrance greets you with gravel parking for multiple vehicles.

### MAINHOUSE:

#### GROUND FLOOR

Open plan living space featuring a modern kitchen (14.37m<sup>2</sup>) with gas/electric range cooker, dining area and lounge (53.23m<sup>2</sup>) with staircase to the 1st floor. Bedroom 1 (14m<sup>2</sup>) which has an external door and ensuite shower room with WC. Cloakroom with WC. All of the groundfloor has unfloor heating;

#### FIRST FLOOR

4 bedrooms 1 (4m<sup>2</sup>, 14.6m<sup>2</sup>, 18.7m<sup>2</sup>, 19.24m<sup>2</sup>)  
Bathroom (6.56m<sup>2</sup>) shower, sink, WC

### ATTACHED BUILDINGS

Attached to the rear of the house and with access directly into the house is a garage with electric garage door (38.42m<sup>2</sup>), a utility room (22.3m<sup>2</sup>) and a wine cellar (20m<sup>2</sup>). The wall between the garage and house is insulated.

Behind the garage is the attached barn (281m<sup>2</sup>) which has a part concrete floor, doors front and rear and houses the automatic feeding pellet boiler.

This huge barn is in excellent order including the roof and could easily house several internal stables. to the rear of the barn is an open hanger of approx 135m<sup>2</sup> that overlooks the land.

### LAND

The property is all fenced, apart from the river frontage, and is gently sloping grazing land of approx 3.5 hectares with a small parcel of woods. The River Charente runs along the bottom of the fields. In front of the house is an area of garden with a well.

This property would suit somebody with horses as there are many off road tracks leading from the property and plenty of room to install...

## LOCAL TAXES

Taxe foncière: **563 EUR**

Taxe habitation: **EUR**

## NOTES