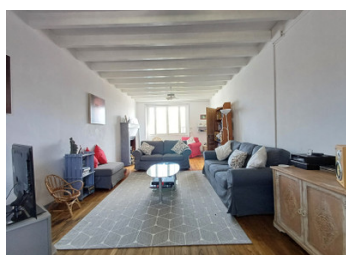


Price reduction - Extensive land and outbuildings, charming charentaise house with pool and views.



INFORMATION

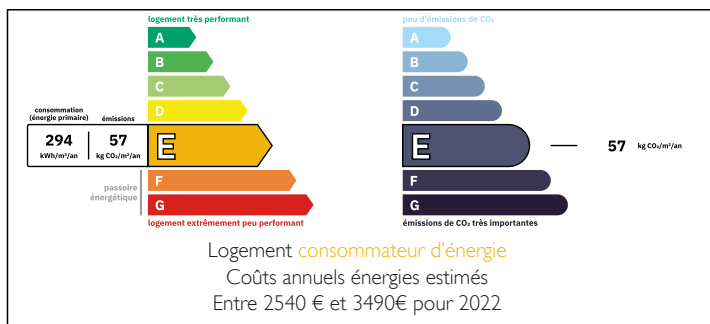
Town:	Ventouse
Department:	Charente
Bed:	4
Bath:	2
Floor:	140 m2
Plot Size:	12657 m2



IN BRIEF

If your French dream is to manage a smallholding or keep animals or even run a small holiday business, look no further. This well maintained home is the perfect size for a family whilst offering extensive outbuildings, 3 acres of land, parking and a beautiful inground pool 9x4m with terraces, and open views across the countryside. Or, keep it just for yourself and listen to the typical French countryside sounds, crickets, birds and still summer air, perfect ...

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

Whats not to love about this extensive property with pretty well maintained home and recently installed swimming pool.

THE HOUSE

Centrally Heated (oil boiler in excellent well-maintained condition)

Entrance hall almost 8 metres long (14m²), wood flooring

WC and hand basin downstairs

Sitting Room 28m² with corner office space and door to exterior patio. Window to front of house. Fireplace with woodburner. Wood flooring.

Kitchen 27m² with dual aspect windows. The fitted country style kitchen is to the front aspect and the dining area is to the back of the room

The rooms flow nicely through the ground floor.

Upstairs, wood flooring throughout

The landing leads to 4 good sized bedrooms (all double : 10.37m², 11.62m², 11.20m², 11.67m²) Large windows with attractive views.

WC with hand basin 1.56m²

Bathroom 3.5m² with bath, shower over and sink

Shower room 4.4m² with shower, sink and WC

The house has been fully re-roofed with felting and insulation within last 10 years.

LOCAL TAXES

Taxe foncière: 1605 EUR

Taxe habitation: EUR

NOTES

OUTSIDE

Where to begin!!

The grounds go all away around the property and to one side there is a traditional cottage 28m² floor area with stone fireplaces, hangar and animal pens. This area is used for garden tools and storage.

To the rear of the house there is a lovely secluded patio area again with outbuildings giving options for outdoor living spaces to shelter from the heat of the sun.

To the South West side of the property is the extensive piece of land with the pool. The outbuildings are as follows:

Barn Utility room 27m² on 2 levels,...