

Former farm property, pleasure residence with park and outbuildings in a quiet village.



INFORMATION

Town:	Saint-Martial
Department:	Charente
Bed:	3
Bath:	1
Floor:	150 m2
Plot Size:	4325 m2

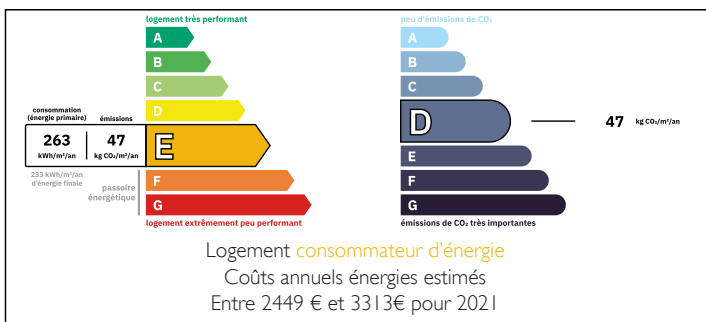
IN BRIEF

Pretty rural property in the peace and quiet of a typical village.

Former farm converted into a holiday home with dwelling house, barns and outbuildings (stables, courtyard, working bread oven).

Beautiful wooded parklands with a large leisure area. The buildings are constructed in beautiful local stonework.

ENERGY - DPE



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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

This 4398 m2 former farm property is located in a small Charente village 7 km from Montmoreau, 40 minutes from Angoulême and 1.40 hour from Bordeaux-Mérignac airport.

We are 1.40 hour from the Atlantic beaches.

The large stone house (renovated in 1999), whose ground floor dates from the early 19th century, has approx. 151 m2 of living space and comprises

- a 10.7 m2 entrance hall
- A 29.6 m2 lounge with access via a trapdoor to a small cellar.
- A large kitchen of 31 m2 (with fireplace/insert)
- an 11 m2 south-facing veranda. The oil-fired central heating boiler is located here.
- The first floor, added in 1924, has a long corridor of 16 m which leads to three east-facing bedrooms (18 m2, 17.8 m2, 18 m2).

A shower room and separated utility room (6.6 m2) leads upstairs.

The floors are in period pine parquet with a patina and waxed finish.

Electric water heater (2021)

Entire attic. Insulated attic.

Single glazed windows with safety glass, recent wooden frames in perfect condition.

The ground floor entrance communicates with a cellar/shed (26.5 m2)

which houses the fuel oil tank, the septic tank and a water pump connected to the well. connected to the well.

A large stone-paved terrace running the length of the house provides access to two garden areas, one of which is sunken.

A pergola completes the garden.

An old stone well separates the house from the barn (15.2 m X 8.3 m i.e. 126 m2)

The barn includes...

LOCAL TAXES

Taxe foncière: 600 EUR

Taxe habitation: EUR

NOTES