

Spacious and superb looking traditional charentaise stone house with enclosed gardens.



INFORMATION

Town:	Fouqueure
Department:	Charente
Bed:	6
Bath:	2
Floor:	200 m2
Plot Size:	1600 m2

IN BRIEF

This beautiful traditional stone house is a rare find but does need updating to reflect today's comforts. It conjours up the typical French village location in its own private gardens and not far from amenities in Aigre, Mansle and Tusson. Perfect for your French holiday getaway. Currently with 7 bedrooms and 2 bathrooms. There is a fabulous outbuilding and enclosed garden.



ENERGY - DPE

DPE not required.

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: 920 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Through the gates with vehicle access you enter into a private haven of green garden with mature trees. The house is south facing and there is an outbuilding at the far end of the garden with a second vehicular access.

The house has no central heating and is single glazed. The septic tank does not conform.

Entrance Hall 14m² with original stone slab floor. Original wood staircase.

Living Room 29m² to the left with door to exterior, fireplace and wood floor.

Dining Room 29m² with fireplace and tiled floor. Door leading to

Laundry room with WC which then leads to Kitchen 15m² with double doors to outside south facing terrace.

Further doors lead to the garage and store rooms attached to the house.

1st Floor - original oak flooring throughout

Landing leading to

Family bathroom 9m² with bath, WC and sink

Bedroom 18m² with fireplace and sink

Bedroom 11m²

Bedroom 27m² with 2 windows

Oak staircase continues to second floor with attic bedrooms

Landing 16m² (low beams - 1.65m² under lowest)

4 bedrooms each of 10 to 12m² - one with wash basin

Shower Room with shower and sink

WC

Outside

There is a beautiful spacious flat garden all to the front of the house, laid to grass with mature trees and shrubs.

The garage of 35m² is attached to the house

Opposite end of garden is a barn on 2 levels and open hangar