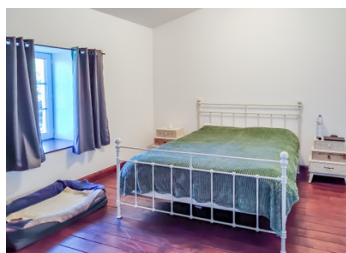
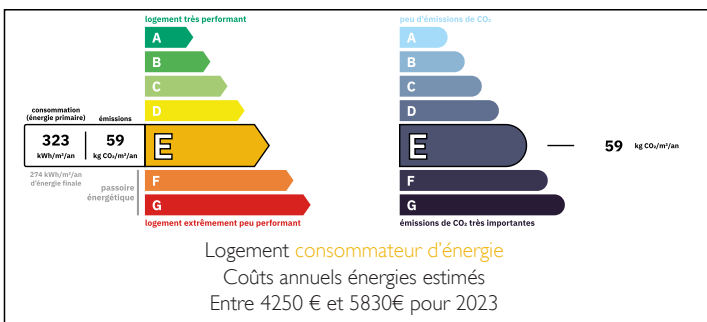


Renovated 4 bed farmhouse with barns, stables, 1 ha of land suitable for horses.

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Lésignac-Durand
Department:	Charente
Bed:	4
Bath:	3
Floor:	154 m2
Plot Size:	11069 m2

## IN BRIEF

A renovated 4 bedroom, 3 bathroom farmhouse with large attached barns, stables for horses, land with the possibility to acquire more land. Offering spacious living with 150m<sup>2</sup> of habitable space. It sits at the entrance of a small rural hamlet, and enjoys a very private position. There is potential to increase the living space to 200m<sup>2</sup> by renovating a bedroom on the first floor, and further still by renovating the barn/s as a gite/s.

It is double glazed with good wooden shutters, oil fuelled central heating, and log burner. It has a new septic tank (awaiting certificate).

As well as the facilities in the village, Massignac village nearby has a boulangerie, cafe, post office, doctors surgery, chemist, 2 restaurants & grocery shop. The larger towns are close by including Chabanais, Chasseneuil sur Bonniere (both have weekly markets), La Rochefoucauld...

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

Directly into a large lounge 54m<sup>2</sup> with stunning fireplace, and access through french doors to the patio and large garden. Also from the lounge, via some steps, is the renovated kitchen - 17m<sup>2</sup> with utility room and WC and access to one of the barns - 102m<sup>2</sup>. Also groundfloor is bedroom 1 / sitting room - 15-m<sup>2</sup> with views to the front garden. Bedroom 2 - 16m<sup>2</sup> with views to the rear garden and an impressive ensuite shower room 5m<sup>2</sup>.

From the lounge there is a large wooden staircase which leads to;

Bedroom 3- 21m<sup>2</sup> with double aspect to the front of the property, and ensuite shower room - 2.34m<sup>2</sup>.

Bedroom 4 - 14m<sup>2</sup> overlooking the rear garden.

Bedroom 5 - 38m<sup>2</sup> requires full renovation, and is directly above the barn.

Bathroom - 6m<sup>2</sup> with shower over bath.

Land and outbuildings

The land directly attached to the house is accessible at both sides of the property by a 5-bar gate, and extends to just over 1 hectare of grazing land with a small garden area next to the house. The field is fenced and is close to country lanes/bridlepaths suitable for off road riding from the property. More land is available to purchase, if required.

There is a small garden to the front of the property with a well, and pretty picket fence, and a large fenced garden to the rear of the property with 2 gated entrances ideal for grazing horses and or pool.

-----

Information about risks to which...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES