

Beautiful 8-room farmhouse with fenced garden and swimming pool in Charmé



INFORMATION

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| Town: | Charmé |
| Department: | Charente |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 301 m2 |
| Plot Size: | 1331 m2 |



IN BRIEF

Set in a hamlet, this magnificent stone farmhouse offers an authentic countryside experience. As soon as you drive through the gates, you discover a lush garden with a beautiful swimming pool, ideal for relaxing.

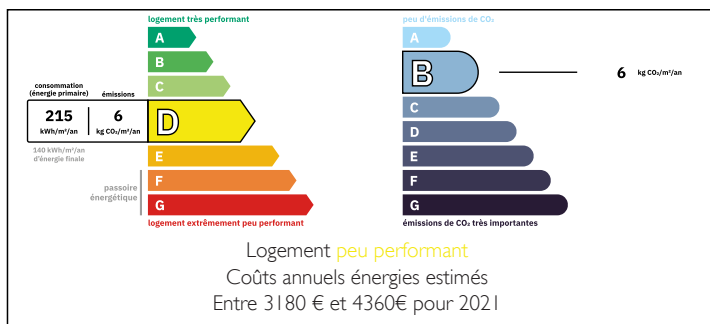
This carefully renovated house combines the traditional charm of the region with modern comforts. It is equipped with a heat pump, a septic tank to standard and double-glazed windows, ensuring optimum comfort in all seasons. With no work required, you can move in straight away.

Take advantage of the vast outdoor spaces, perfect for outdoor activities and socialising. The property also has a number of annexes, offering potential for various projects such as a gîte.

This farmhouse is a unique opportunity to live in a house with lots of character.

Don't miss this opportunity to become the owner of this beautiful property.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

This house consists of

- Kitchen 20,23
- Living room 34,11
- Hallway 4.93
- WC 1,67
- Utility room 8,
- Shower room-wc 10.4
- Living room 70,7
- Pool house 3,23
- Study-32,35
- Dressing room 4,49
- Shower room 3,6

1ST FLOOR

Mezzanine 46,15
 Bedroom 17
 Landing 4,89
 Bedroom 2 14.27
 Bedroom 3 12.17
 Bedroom 4 19.2
 Shower room 2 3,66
 Garage
 Total living area: 311.40 m² (three hundred and eleven square metres)

This magnificent home has it all.

Double glazing, heat pump, septic tank to standard, space, 3 bedrooms, fibre, swimming pool and enclosed garden.

Come and discover this magnificent property, where every moment is an invitation to tranquillity and the sweetness of life.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>