

Detached Stone Property with 4 Bedrooms and Pool In Peaceful Location, 11 miles from Aubeterre



INFORMATION

Town:	Salles-Lavalette
Department:	Charente
Bed:	4
Bath:	2
Floor:	104 m2
Plot Size:	2886 m2



IN BRIEF

This delightful, tastefully renovated stone property sits at the end of a country lane with panoramic views of the Charentaise countryside.

It has 2 double bedrooms, one with an ensuite bathroom and 1 bedroom in the eaves, which has 4 single beds. There is a further room, accessible from the living space, which can also be used as a bedroom.

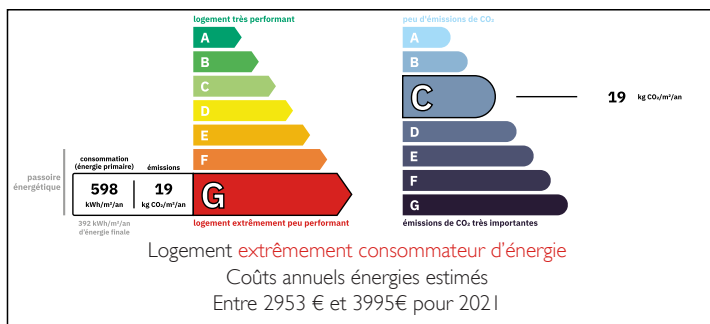
The living space is double height - a real "wow" factor - and this leads to the fully fitted solid wood kitchen.

This are is heated by log burning stove and there is electric under-floor heating in the remainder of the ground floor rooms.

Outside, there is a tranquil covered outdoor eating/ sitting area, a large lean-to storage area/ open garage and in-ground pool.

A beautiful holiday home but , equally a peaceful place to live.

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.



LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

You approach the property along a small country lane and it is at the very end.

Across the gravel driveway, into the double height living space (40m²) with a log-burning stove.

Through to the fully fitted solid wood kitchen (11.9m²) and there is a door from here to the covered seating/eating area.

From the living space, there is a door to the first room currently used as a bedroom (8m²) and stairs to 2 rooms in the eaves, also used as bedrooms (7.4m² and 6.3m²).

To the left of the living space, there is a corridor with large storage cupboards and to the left is a larger bedroom (9m²);

Along further to the family shower room (4m²) and separate toilet (1.5m²);

Finally, to the master bedroom (17.8m²), with en-suite bathroom (6.5m²) and dressing room. there are double doors from here to an outside seating area.

Externally, there is a covered area to the side of the property for car/log storage and a lovely pool area with fantastic views, which can be appreciated from the majority of the exterior.

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