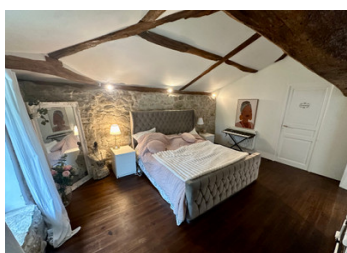


A superb family home with ten bedrooms, generous outdoor space, swimming pool and amazing business potential.



## INFORMATION

Town:	Saint-Vallier
Department:	Charente
Bed:	10
Bath:	5
Floor:	284 m <sup>2</sup>
Plot Size:	8116 m <sup>2</sup>

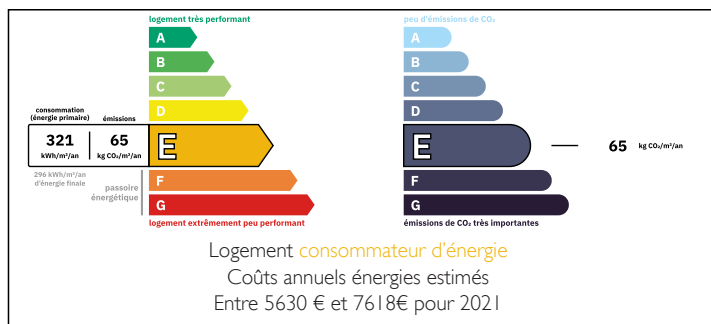


## IN BRIEF

Packed with possibilities, this very well-presented family home has been well maintained and upgraded ready for new owners.

Good potential rental income from the main house and gîte with either self-catering or bed & breakfast business.

## 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.



## DESCRIPTION

Situated on grounds of over 8,000 square meters (nearly 2 acres), this charming country house retains many period features, including heavy wooden beams and exposed Charentaise stone walls.

This property has been much improved and modernised by the current owners and comprises ten bedrooms, five bathrooms, a swimming pool, a garage and a large barn (which could also be converted to generate additional rental income).

Outside, there are numerous different areas for activities including swimming, sunbathing or just relaxing in the shade.

This large family home could comfortably accommodate several generations with plenty of space for completely independent living.

With potential for a B&B and gîte rental business, this character property could provide a healthy income for the new owners.

Access via the N10 dual carriageway is only a few kilometers away and from there Bordeaux and Angoulême can be reached in around an hour.

The Atlantic coast with its charming seaside towns, boating opportunities and unspoiled sandy beaches is less than 90 minutes away.

Approximate Dimensions:

Ground Floor

Entrance Hall 1.8 x 2.2 metres

Living Room 5.8 x 6.6 metres

Dining Room 2.4 x 4.5 metres

Kitchen 6.4 x 5.2 metres

Bedroom 4.0 x 3.7 metres

Utility Room / Shower and WC 2.4 x 2.2 metres

Attached Garage/Workshop 6.8 x 6.6 metres

Utilitty and 2nd Kitchen 3.7 x 2.3 metres

## LOCAL TAXES

**Taxe foncière:** 1 600 EUR

**Taxe habitation:** EUR

## NOTES