

Nestled in a picturesque natural setting, this exceptional riverside property has so much to offer, read on...



INFORMATION

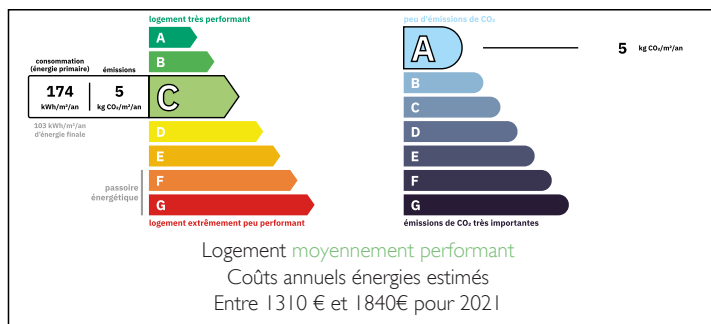
Town:	Saint-Maurice-des-Lions
Department:	Charente
Bed:	4
Bath:	3
Floor:	227 m2
Plot Size:	6164 m2

IN BRIEF

Situated at the end of a lane in a very private riverside location. Amazing property for nature lovers or someone wishing to have an income from a property. 50 km to Limoges airport and just 4km from the town of Confolens.

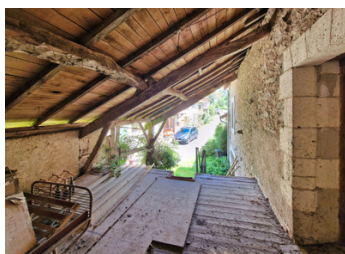
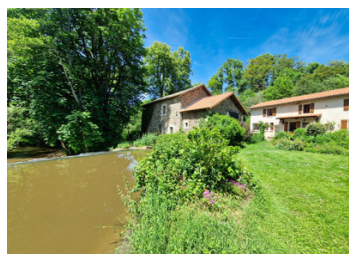


ENERGY - DPE



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 foncière: 524 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Situated at the end of a small country road, ensuring complete privacy and tranquility, is this wonderful private gated property we are offering for sale.

MAINHOUSE

The ground floor comprises a living room (20m²) with woodburning stove, which leads through to the dining room (24.3m²) with a staircase. From here is a well equipped kitchen (18.75m²) with beautiful granite worktops and stable door leading onto a terrace.

Also on the ground floor is a wc, a cellar housing the heatpump and a beautiful walk through conservatory/winter garden (24m²) which joins the mainhouse to the gite.

The staircase from the dining room leads up to a landing with airing cupboard, two bedrooms (14 and 11 m²) with views overlooking the river, and a bathroom (5.3m²) with shower, basin and wc.

The second staircase in the hallway next to the living room, leads up to the master suite comprising a landing with study (7.87m²), a bathroom (9.66m²) with walk-in shower, twin basins and wc, and a master bedroom (18.02m²) with beautiful river views.

GITE

The gite has its own front door but is also joined to the mainhouse by the conservatory, offering flexible options. On the ground floor is a large double height living room (33.39m²) with a wood burner and stairs up to the first floor. There is a large fitted kitchen/diner (23.3m²) with French doors to the front of the property. Upstairs from the generous sized galleried landing, is a double bedroom (26.77m²) incorporating an en-suite bathroom with shower, double basins...