

Impeccably presented, 4 bedroom detached house with barns, land, pool, set in a mature, private garden.



INFORMATION

Town:	Verneuil
Department:	Charente
Bed:	4
Bath:	2
Floor:	134 m2
Plot Size:	19884 m2



IN BRIEF

This property has so much to offer; it has been renovated to a very high standard, and is move in condition. It is immaculately presented retaining many original features including; oak flooring, solid oak doors with traditional latch handles, beams, and original stone walls. It offers comfortable, and spacious living over 2 floors.

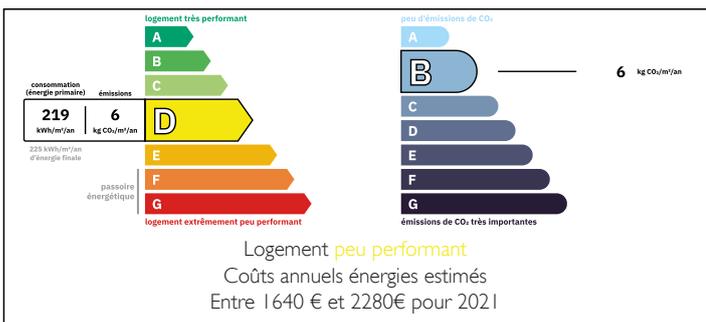
The property is double glazed, conforming septic tank, blown air heating system throughout, and two wood burners in the kitchen /diner and living room.

The property is ideally situated to explore the Haute Charente lakes, the village of Massignac 3 minutes; boulangerie, shop, cafe, restaurants, doctors, pharmacy.

Rochechouart: 13 minutes: Historic town with beautiful chateau & large commerces.

Chabanais: 16 minutes: On the picturesque river Vienne with all amenities, including doctors & vets

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

The living space is set over 2 levels and comprises of:

The entrance, which sets the tone and quality of the property with a polished resin floor, oak window insets oozing space and light.

Kitchen & dining area - 26m² with quarry tiled flooring, wood burner, and access to covered terrace, garden and above ground pool.

Utility & larder directly off the kitchen - 3.2m² and WC - 2.2m²

Lounge - 33.56m² with quarry tiled flooring, original stone fire surround with wood burner, double aspect, and access to the garden, and gated entrance.

First floor:

Bedroom 1 - 13.00m² with original oak flooring, double aspect to front and rear gardens.

Bathroom - 10.57m² with quarry tiled flooring, bath, double shower and storage.

Bedroom 2 - 13.57m² with original oak flooring and views to the gardens.

Bedroom 3 - 16.61m² with double aspect and original oak flooring.

Second floor

Master bedroom suite 26.31m² with velux window and original oak flooring.

Garden, outbuildings, and land.

A gravelled driveway sweeps around the house directly to a carport and hangar to front and side of the property. At the rear of the property, and directly from the kitchen is lovely covered terrace which overlooks the above ground pool. The gardens are beautiful and join seamlessly to the field and countryside beyond. The plot is in excess of 2 hectares set within a gated entrance offering uninterrupted views and total privacy.

There are several attached outbuildings including; 4 piggeries of approximately 7m² each with covered area above 36.77m².

A large...

LOCAL TAXES

Taxe foncière: 1295 EUR

Taxe habitation: EUR

NOTES