

Stunning stone property with house, gîte, outbuildings and a lovely garden.



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Marthon  |
| Department: | Charente |
| Bed:        | 4        |
| Bath:       | 3        |
| Floor:      | 171 m2   |
| Plot Size:  | 1968 m2  |



## IN BRIEF

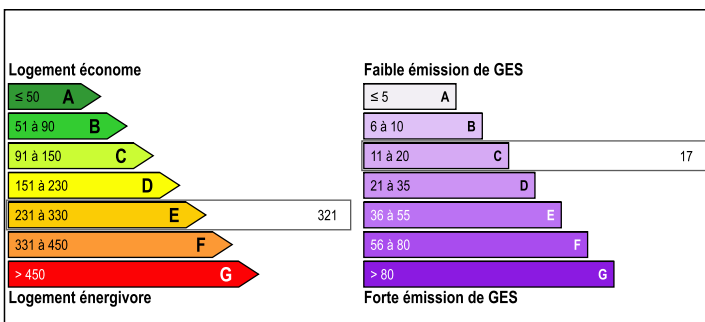
Come and discover this gorgeous recently renovated property just on the outskirts of a lively village with shops, schools and restaurants !

The property offers a 2 bedroom house, a second 2 bedroom property used as a gîte, a few outbuildings, a lovely courtyard space to enjoy the outdoor life and a garden of 2000m2.

This property is ideal as an investment property, a large holiday home or a primary residence !

One not to miss!

## 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 front gate opens up on a lovely south/west courtyard that leads up to the front door of the property.

In the main house you will find a hallway with the kitchen (10m<sup>2</sup>) on one side and a dining room (10m<sup>2</sup>) on the other, this leads to a bright living room (28m<sup>2</sup>) with a fireplace, ideal for a winters night!

Downstairs you will also find a bathroom (bath and shower), a separate WC and a utility room.

Upstairs there are 2 bedrooms (9m<sup>2</sup> - 19m<sup>2</sup>), one with a large ensuite.

The gite is connected to the main house with an access through the utility room but also through the barn outside.

The gite currently offers a large kitchen / living space (29m<sup>2</sup>), a shower room and 2 bedrooms upstairs (17m<sup>2</sup> - 16m<sup>2</sup>), one with a toilet and sink.

This gite opens up on a gorgeous terrasse area, perfect to enjoy the french life style!

The property also has a large garden of 2000m<sup>2</sup>, a second terrasse area and a few more outbuildings. There is room to park a few cars in the courtyard next to the well.

The property is on mains drains, with double glazing windows and electric central heating.

This stunning property offers a perfect balance of new comforts with character features !

Marthon is a charming village with many shops, a doctors practice, schools, restaurants, a cinema and a great park area ! Montbron is less than 10minutes away and the...

## LOCAL TAXES

**Taxe foncière: 758 EUR**

**Taxe habitation: EUR**

## NOTES