

Charming stone Charentaise house. Ground floor. 2 bedrooms. Outbuildings. Swimming pool. Gîte possible.



## INFORMATION

Town:	Cellefrouin
Department:	Charente
Bed:	2
Bath:	2
Floor:	75 m2
Plot Size:	1295 m2



## IN BRIEF

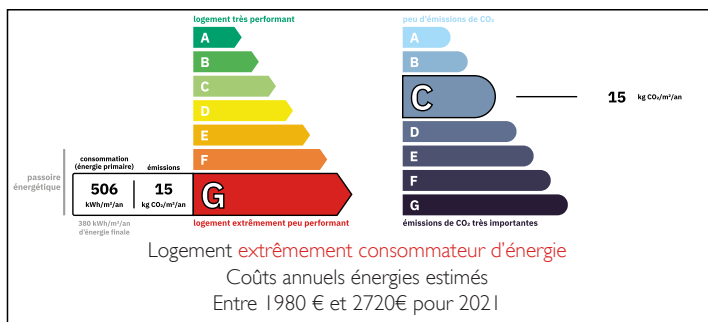
A detached house ideal for a first purchase or a quiet, easy holiday in the Charente! With its kitchen opening onto a lovely living room and a charming sitting room, its two bedrooms and two bathrooms, and its enclosed garden with covered terrace and swimming pool, this typical Charente stone house still has a lot to offer.

The stonework and exposed beams, the old fireplace with its wood-burning stove give this house charm and character.

An outbuilding (whose restoration is unfinished) could make an ideal guest house or gîte (the fireplace, veranda and terrace are already there). Other outbuildings and the enclosed garden will give you plenty of space for gardening, DIY or any other project you may have in mind.

In a quiet, leafy hamlet, the house is just 15 km from the small, dynamic town...

## 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

This property comprises :

MAIN HOUSE on one level

- a kitchen/dining room: 30 m<sup>2</sup> - a sitting room
- 15 m<sup>2</sup> lounge with wood-burning stove in fireplace
- a bedroom (15 m<sup>2</sup>) with private shower room and WC (3.78 m<sup>2</sup>)
- a 17 m<sup>2</sup> bedroom (through-going but easily convertible)
- bathroom and WC (4.80 m<sup>2</sup>)
- covered terrace

GUEST HOUSE / GITE: To be finished restoring. Approx. 50 m<sup>2</sup> on 2 levels. Veranda of 12 m<sup>2</sup> and terrace.

SWIMMING POOL (6 X 3.5). Liner to change.

BARN : 63 m

WORKSHOP: 22 m<sup>2</sup>

Shed for car

Enclosed garden with shrubs

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

## LOCAL TAXES

Taxe foncière: 1654 EUR

Taxe habitation: EUR

## NOTES