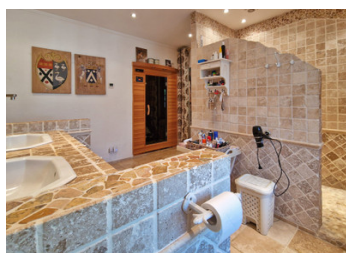
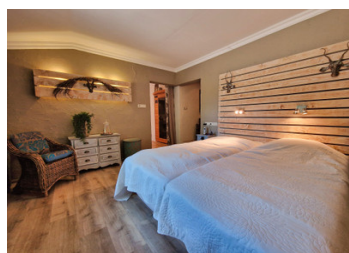


Stunning large character property comprising 5 bedrooms, studio space, a pool, garage and 1.2ha of land



INFORMATION

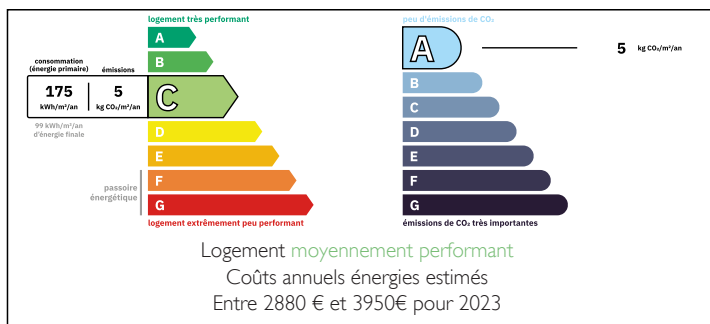
Town:	Épenède
Department:	Charente
Bed:	5
Bath:	3
Floor:	281 m2
Plot Size:	12635 m2



IN BRIEF

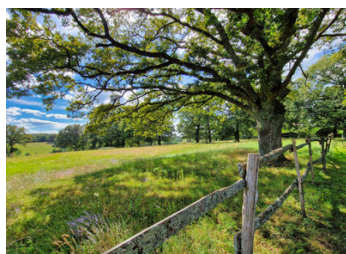
This beautifully renovated stone house offers a blend of historic charm and modern convenience. Situated at the end of a no-through road, the property ensures plenty of peace and privacy. So many wonderful features and attention to details, this property very much deserves to be seen to be appreciated!

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 habitation: EUR

NOTES

DESCRIPTION

GROUND FLOOR

Entrance hall (11.98m²)
Living room (31.5m²)
Kitchen (31.15m²)
Utility room (13.8m²)
WC (1.16m²)
Study (11.09m²)
Master bedroom 1 (14.88m²)
Ensuite bathroom (12.54m²) with sauna
Dressing room (11.87m²)
Larder/store room (19.54m²)
Garage 1 (36.87m²) with storage on 2 other levels
Garage 2 (20m²) with dog shower and stairs to....
Art gallery/workshop (40.86m²) with a sink

FIRST FLOOR

Landing with built in storage
Bedroom 2 (12.6m²)
Bedroom 3 (9.3m²)
WC (1.26m²)
Bathroom (6.15m²) walk in shower, 2 basins
Bedroom 4 (12.9m²)
Bedroom 5 (10.98m²)
WC (1.25m²)
Bathroom (10.41m²) walk in shower, 2 basins
Attic room (15.9²)

EXTERIER

10 x 5m Inground pool
Fenced paddock with shelter
Pergolas
BBQ & Pizza oven area
Petanque pitch
Established orchard
Sheds
Chicken run & shed
Garden chalet

This property offers a diverse range of outdoor spaces, from the relaxing garden and pool area to the functional paddock and orchard. Whether you're enjoying a swim, cooking outdoors, tending to your horses, or simply taking in the beautiful