



Ref: A31379TSM16

Price: 271 029 EUR

agency fees included: 0 % TTC to be paid by the buyer (329 246 EUR without fees)

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



## INFORMATION

Épenède Town:

Department: Charente

5 Bed:

3 Bath:

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!

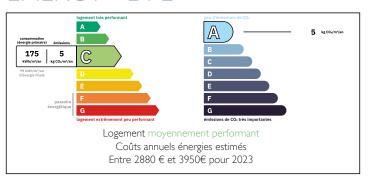








**ENERGY - DPF** 



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.

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 \*All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr





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# LOCAL TAXES

Taxe habitation:

**EUR** 

# **NOTES**

### DESCRIPTION

#### GROUND FLOOR

Entrance hall (11.98m<sup>2</sup>)

Living room (31.5m<sup>2</sup>)

Kitchen (31.15m<sup>2</sup>)

Utility room (13.8m<sup>2</sup>)

WC (1.16m<sup>2</sup>)

Study (11.09m<sup>2</sup>)

Master bedroom I (14.88m²)

Ensuite bathroom (12.54m²) with sauna

Dressing room (11.87m<sup>2</sup>)

Larder/store room(19.54m<sup>2</sup>)

Garage I (36.87m<sup>2</sup>) with storage on 2 other levels Garage 2 (20m<sup>2</sup>) with dog shower and stairs to....

Art gallery/workshop (40.86m<sup>2</sup>) with a sink

#### FIRST FLOOR

Landing with built in storage

Bedroom 2 (12.6m<sup>2</sup>)

Bedroom 3 (9.3m<sup>2</sup>)

WC (1.26m<sup>2</sup>)

Bathroom (6.15m<sup>2</sup>) walk in shower, 2 basins

Bedroom 4 (12.9m<sup>2</sup>)

Bedroom 5 (10.98m<sup>2</sup>)

WC (1.25m<sup>2</sup>)

Bathroom (10.41m<sup>2</sup> 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

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