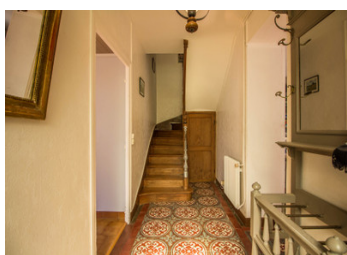
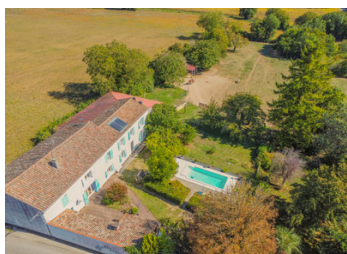


Beautiful property with outbuildings set in large grounds with swimming pool and horse stalls



## INFORMATION

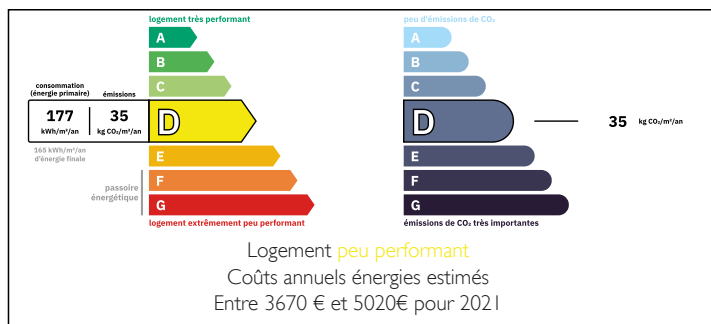
Town:	Montignac-Charente
Department:	Charente
Bed:	5
Bath:	2
Floor:	217 m <sup>2</sup>
Plot Size:	8929 m <sup>2</sup>



## IN BRIEF

Let yourself be seduced by this renovated Charentaise house of 217m<sup>2</sup>, offering further development potential with its various outbuildings, all on a large, beautiful plot of almost 9,000m<sup>2</sup> with swimming pool and 2 horse stalls, in a quiet hamlet, very close by Montignac horse racetrack, 20 minutes from Angoulême town centre and TGV train station.

## 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 is set in a quiet location with its south-facing facade, making the house very bright, it comprises, on the ground floor

- Entrance hall (6m<sup>2</sup>) with storage cupboard under the staircase leading to the first floor
- Large fitted and equipped kitchen (18m<sup>2</sup>)
- 20m<sup>2</sup> study

Continuing from the kitchen, the adjoining former barn has been completely converted and comprises

- A large living room (48m<sup>2</sup>) with wood burner
- A second study (9m<sup>2</sup>)
- A small hall with plenty of storage space under the staircase leading to the first floor
- A cellar/laundry room (12m<sup>2</sup>)
- WC with washbasin
- A second independent entrance leading to the large 100m<sup>2</sup> garage with a 34m<sup>2</sup> workshop area and access to the grounds from the garage.

The staircase from the entrance hall leads to a landing leading to

- A 24m<sup>2</sup> bedroom with separate WC
- A 4m<sup>2</sup> shower room
- A 17m<sup>2</sup> bedroom leading to a corridor (on the first floor of the old barn).

This corridor leads to :

- 3 other bedrooms (14.6m<sup>2</sup> plus cupboard, 13.8m<sup>2</sup> and 12m<sup>2</sup> plus cupboard)
- Large shower room (11.5m<sup>2</sup>) with double washbasin, large Italian shower and WC
- A 37m<sup>2</sup> attic space offering great potential for conversion

On the left side of the house, below the attic, former stables (34m<sup>2</sup>)

There is also a 15m<sup>2</sup> workshop area and a 14m<sup>2</sup> covered terrace.

Also to be noted

- Recent Desjoyaux 6x3m swimming pool
- 2 horse stalls on a large plot of dedicated land
- A water well
- A water collector connected to a booster pump

## LOCAL TAXES

**Taxe foncière: 1500 EUR**

**Taxe habitation: EUR**

## NOTES