

Pretty secluded village property, 2/3 bedrooms, cosy living space and mature garden in historical setting.



INFORMATION

Town:	Berneuil
Department:	Charente
Bed:	2
Bath:	1
Floor:	125 m2
Plot Size:	680 m2

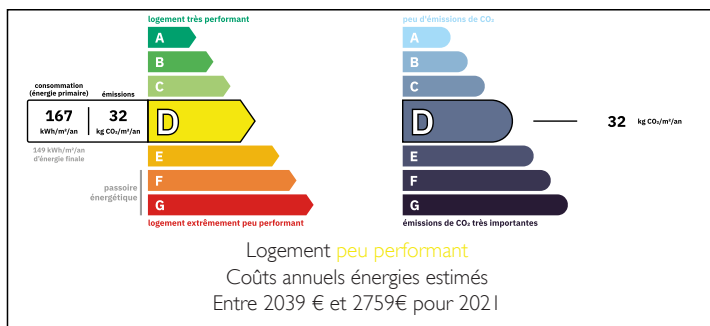
IN BRIEF

Beautifully renovated village property with mature garden. Come and discover all the extra features that this village house has to offer.

Wonderfully cosy living area with wood burning stove, large luminous study/workshop/bedroom with a mezzanine. Very special wine cellar and wonderful garden with fish pond and numerous mature trees and shrubs.

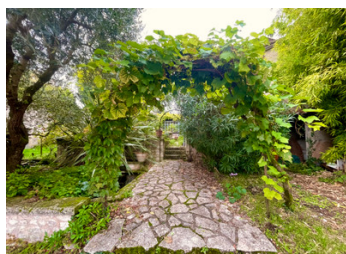


ENERGY - DPE



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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 house lies on a village square opposite the village twelfth century church.

The front door, surrounded by roses, leads into the entrance hall boasting a semi circular niche in the exposed stone wall. The cosy living area with its chimney and wood burning stove leads to the partially open beamed kitchen and dining room. Under the stairs a small door leads down to the wine cellar. Double French windows lead onto the terrace.

From the dining area two steps lead down to the extension (built in 1991) with its partially transparent roof and large double doors leading into the garden. A staircase from this room leads up to a mezzanine. Behind the extension there is storage space and a small study.

From the living area a beautiful oak wood staircase leads up to a large open landing, two bedrooms, bathroom and separate toilet.

A ladder from the landing leads to the totally insulated attic which is ripe for refurbishment as it already has two modern skylights.

The terrace behind the house is lined by a beautiful veranda with washbasin and shower.

The variety of trees and shrubs in the garden is incredible, and there are many other pretty decorative features to discover.

LOCAL TAXES

Taxe habitation: EUR

NOTES

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