

*****UNDER OFFER*** Spacious family home, 5 bedrooms, outbuildings, and large horse-friendly land****

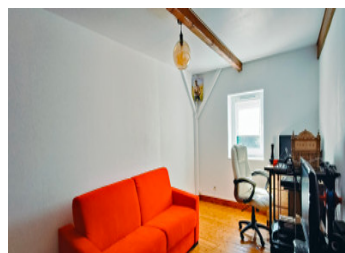
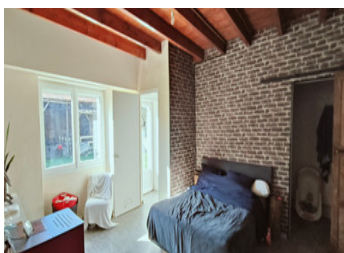
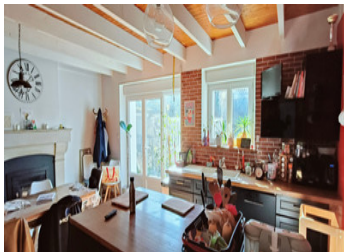


INFORMATION

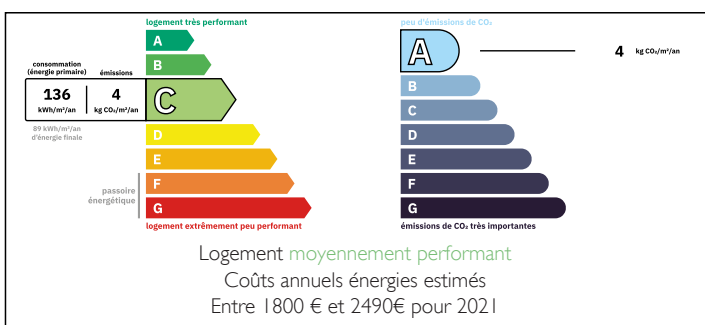
Town:	Luxé
Department:	Charente
Bed:	5
Bath:	2
Floor:	166 m2
Plot Size:	18017 m2

IN BRIEF

Discover this spacious house, perfect for nature and horse lovers! Set in peaceful, leafy surroundings, it features a spacious living room with pellet stove, a user-friendly open-plan kitchen and five bedrooms, one of which is on the ground floor. A bathroom and a shower room complete the living space. On the practical side, a workshop, a large garage and a hangar offer a wealth of possibilities. The fully enclosed grounds have been specially laid out to provide the perfect setting for your horses. The property has exceptional potential, but could do with a little sprucing up. Peace, space and comfort await you. Come and see for yourself!

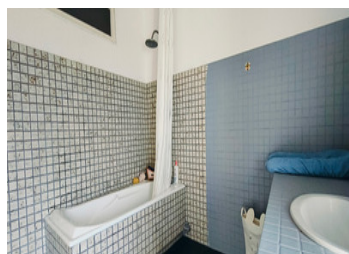
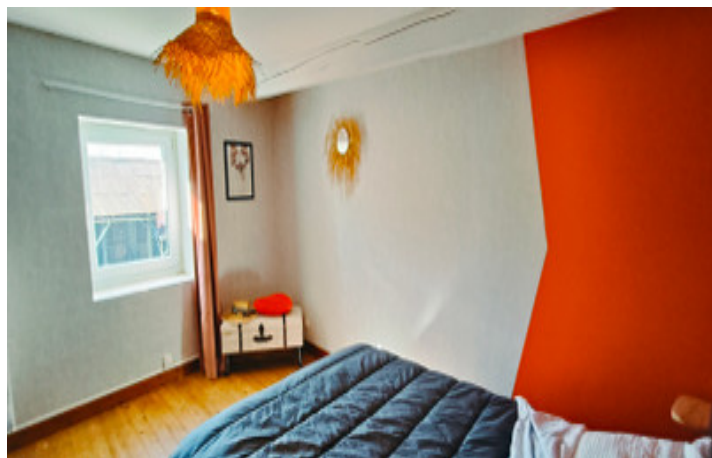


ENERGY - DPE



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

The property comprises

Ground floor

Living room : 25.00m

Open kitchen: 31.00m² pellet fireplace

Adjoining the kitchen: 60.00m² outbuilding

Utility room: 5.90m² WC and washbasin

Bedroom 1: (master suite) 25.70m² pellet stove, shower area and washbasin.

On the first floor:

Bedroom 2: 15.05m² with dressing room

Bedroom 3: 12.35m² dressing room

Bedroom 4: 10.95m²

Bedroom 5: 12.60m² dressing room

Bathroom: 9.50m² with bath and washbasin

Separate WC: 3.15m² with washbasin

Outside:

Conservatory: 52.00m² (summer kitchen) concrete floor

Outbuilding: 183.00m² gravel floor, box and shower for horses

Workshop: 30m² with attic of 30m² as well

Stone henhouse

Large meadow for the horses.

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

LOCAL TAXES

Taxe foncière: **838 EUR**

Taxe habitation: **EUR**

NOTES