

Countryside, character 5 bedroom property, 2 hectares, close to leisure lakes, business potential



## INFORMATION

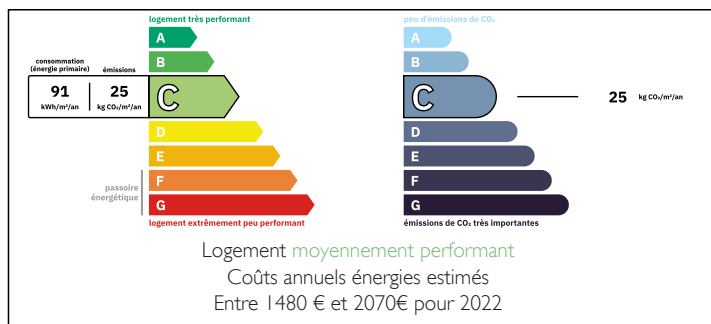
|             |           |
|-------------|-----------|
| Town:       | Massignac |
| Department: | Charente  |
| Bed:        | 5         |
| Bath:       | 2         |
| Floor:      | 262 m2    |
| Plot Size:  | 25000 m2  |



## IN BRIEF

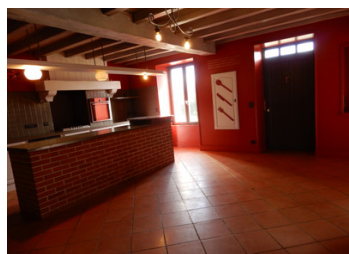
Rare opportunity to buy a detached traditional stone 5 bedroom farmhouse with 2ha of land & outbuildings, ideally suited for horses or other livestock. Situated at just 5 minutes drive from the popular village of Massignac with well stocked village shop, cafe, post office, hairdresser, pharmacy, medical centre, 2 restaurants the one with a Michelin star, 12km from the village of Montemboeuf with a school & college & 12 km from Lac de Lavaud with swimming lake, beaches & restaurants.

## 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

Detached house comprising: Side entry door to 'boiler room' with oil fired central heating boiler and electric water pump 15 m2, large empty room 30 m2 with attached kitchen and walk in coldstore (this part of the property was formerly used as for butchering meat & would lend itself well to conversion to further living or 'gite' letting space), inner hallway with sink unit 5m2, WC, shower room with wash basin & washing machine point 7m2, fitted kitchen with large dining area 34m2 & external door, sitting room with stone fireplace & glass external doors 46m2, the downstairs benefits from underfloor heating.

From the sitting room is a slabbed staircase that leads to the first floor which comprises : Inner hallway 9m2, bedroom 1 with air conditioning / heating system 12m2, bedroom 2 with air conditioning / heating system 12m2, innerhallway 4m2, family bathroom with corner bath & WC, dressing room 5m2 accessed by connecting door which leads to bedroom 3 with radiator and air conditioning 18m2, bedroom 4 with radiator, built in storage & access to eaves, bedroom 5 with radiator 18m2.

Outside : There is a covered stone barn attached to the back of the property 109m2, 5 bay hangar which allows you to park your vehicle and access the house in complete shelter also suitable for camping cars, there is water connected at one end 252m2, outbuilding with concrete floor & electric lighting 117m2, attached second outbuilding 70m2.

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## LOCAL TAXES

Taxe habitation: EUR

## NOTES