

A fabulous country manor situated in a quiet hamlet with countryside views. Possibility to buy more land

## EXCLUSIVE



## INFORMATION

Town:	Pleuville
Department:	Charente
Bed:	5
Bath:	5
Floor:	305.13 m2
Plot Size:	1472 m2

## IN BRIEF

This is a fantastic opportunity to purchase an amazing country house steeped in history, built around 1640 and retaining many original features such as huge stone fireplaces and oak beams.

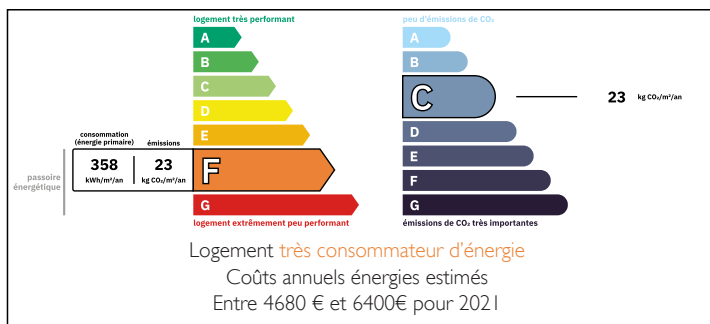
Not only that, but it has solar panels which provide hot water and electricity, and generates a small income.

The property is largely double glazed and the slate roof has been tastefully redone in recent years.

Nestled in a quaint hamlet with breathtaking views of the open countryside, this property is a true gem. 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

Upon arrival at the property, you'll be greeted by gates that open onto a spacious front garden with a large parking area. Stepping inside, you'll be welcomed by a charming entrance lobby, complete with a beautiful tiled floor and a stunning feature glass window that adds a touch of elegance. Leading from the entrance hall, you'll discover the expansive kitchen area, which is open plan and perfect for socialising. This kitchen is equipped with a range of fitted units and a large cooker, ensuring you have all the space you need to prepare meals for your guests. There is a step down into the dining area which is the perfect place for entertaining, with a delightful view out to the back garden and open countryside. Leading from the dining room is a cosy sitting room, which opens onto a downstairs bedroom with its own bathroom, making it perfect for guests with disabilities.

Above the sitting room is the impressive mezzanine library, which could be used to accommodate guests or as a gîte, as there is a small kitchen area leading to a double bedroom and an ensuite shower room. Leading out from the inviting sitting room is a large store cupboard perfect for all your food provisions. To the side is a fully tiled wet room with a shower, toilet and washbasin. There is a small utility kitchen with space for white goods, a dishwasher, a washing machine, etc. There is also a...

## LOCAL TAXES

Taxe foncière:	700 EUR
Taxe habitation:	EUR

## NOTES