

REDUCED Quality barn conversion, ideal lock up and leave, easy care south facing courtyard garden



INFORMATION

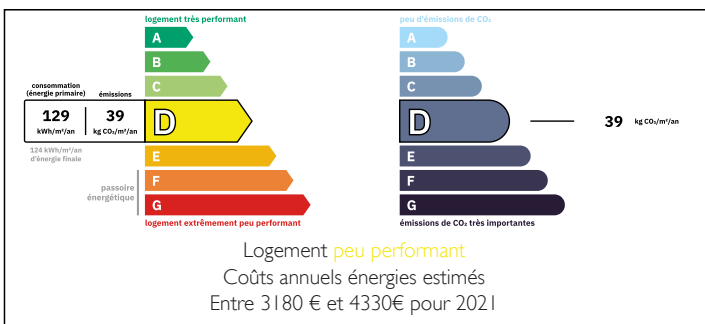
Town:	Fontenille
Department:	Charente
Bed:	3
Bath:	3
Floor:	210 m2
Plot Size:	300 m2



IN BRIEF

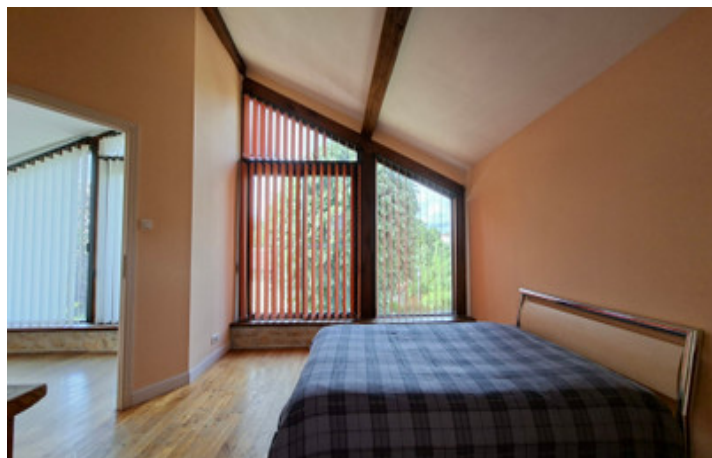
A quality Barn conversion in village location with private enclosed garden a lovely view. Double glazed throughout and well-thought out design giving open plan living but with separate kitchen. Each of the bedrooms are en-suite, one on the ground floor. The market towns of Mansle and Ruffec are within easy driving whilst the village community is vibrant and active. Angouleme with mainline railway station is only 35kms distant. Coast and Bordeaux are within 2 hours drive. Poitiers airport only 90kms.

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 house has off road parking and a garage plus an easily accessible, easy care garden with open views.

The barn was converted some years ago offering well thought out living space and offering 3 en-suite bedrooms one of which is on the ground floor. There is also a separate office which opens directly to the garden.

GROUND FLOOR

Garden side leads to main Entrance hall 9,46m² with 2 steps open plan up to

Living Room 70m² with central wood burner.

Off the entrance hall there is a WC with handbasin.

Garage 24m² housing oil boiler and offers room for one car.

The garage has door opening directly into house for easy covered access

Office 12,50m² with door to garden and internal access from main living room

Kitchen 20m² - fully fitted with breakfast area and small utility space with hot water heater.

Ground floor Bedroom 11m² with en-suite shower room and WC

FIRST FLOOR

Mezzanine 37m² in total with "cosy corner" sitting area.

The mezzanine overlooks the main living area and leads to 2 double bedrooms of 15 and 16m² each with en-suite shower room and WC (one with bath)

The property has made best use of the lovely view towards the church in the centre of the village.

OUTSIDE

There is a double gate entrance to the garden space which has been landscaped offering a terrace and mature planting for the dry climate.

The septic tank was installed at the time of the renovation and is subject to inspection.

LOCAL TAXES

Taxe habitation: EUR

NOTES