

Spacious 4 bed house, plus 2 bed house and studio. Large barn, pool, gardens and land. Huge potential.



## INFORMATION

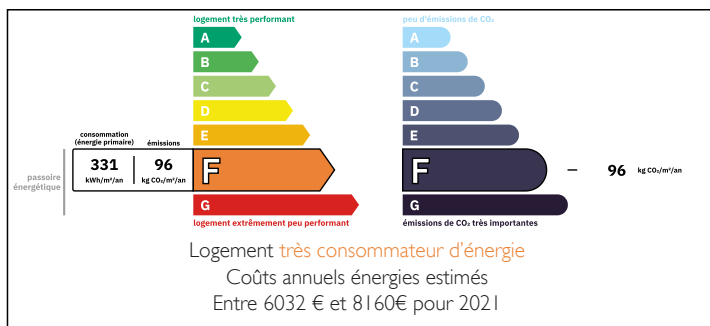
Town:	Salles-Lavalette
Department:	Charente
Bed:	7
Bath:	5
Floor:	325 m2
Plot Size:	30780 m2



## IN BRIEF

Located 1 minute from a village with a restaurant, bakery, and a market on Friday mornings. The village also offers a before and after school care for school-aged children, as well as a school bus service for primary and middle schools. Just 10 km from Montmoreau, with all the necessary shops and a train station. A practical and pleasant setting, combining tranquillity with easy access to amenities.

## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

It comprises a four-bedroom main house, a second house and a studio flat. The property is accessed via a large double carriage entrance that opens on to a central gravelled parking courtyard serving the entire building. The main house, topped by a charming dovecote tower, comprises: a 55 m<sup>2</sup> (591 sq ft) living area with two fireplaces. A large, separate 31 m<sup>2</sup> kitchen. Three bedrooms, two of which have en suite shower rooms. A separate bathroom and separate toilet. In the tower, a bedroom with shower room and separate toilet.

The second house features a separate kitchen and lounge on the garden level, and upstairs, two large bedrooms, a shower room and separate toilet.

There is also a studio apartment with kitchen area, large bedroom, shower room and separate toilet.

A large stone barn, garage and workshop. A large swimming pool with sloping access.

Superb wooded parklands bordering the river.

The drainage system is compliant and the roof has been redone.

Come and discover this magnificent property in the heart of a natural setting.

-----

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