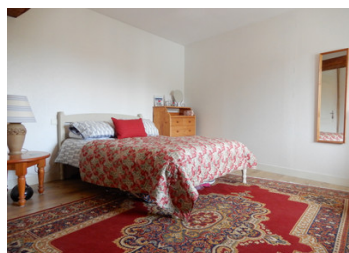


**UNDER OFFER** Country house with 5 bedrooms, barn, second old house and gardens, short drive to amenities



## INFORMATION

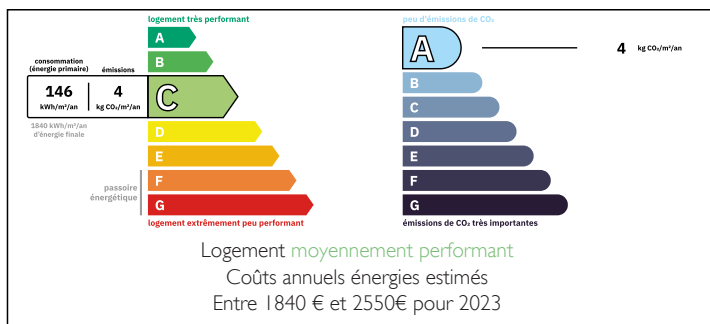
Town:	Le Lindois
Department:	Charente
Bed:	5
Bath:	2
Floor:	232 m2
Plot Size:	5252 m2

## IN BRIEF

Wonderful opportunity to purchase country side stone property in a peaceful hamlet with character yet every modern convenience including air source heating, fibre internet, conforming septic tank. The property is in very good overall condition with lots of potential as there is a second property with stone barn attached which could be developed with income potential, there is a garage attached to the main house all surrounded by lovely well kept gardens.

A short drive (15 minutes) to the leisure lakes of the Haute Charente, International golf course (10 minutes) and restaurants, including two with Michelin stars which are within (15 minutes). Well equipped local village Montemboeuf with school and colleague.

## 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:

On the ground floor: Beautiful very recent fully equipped kitchen 45m<sup>2</sup>, sitting room with log burner and dining area 48m<sup>2</sup>, inner hallway with built in cupboard 5m<sup>2</sup>, shower room 7m<sup>2</sup>, WC 2m<sup>2</sup>, bedroom with doors to patio 14m<sup>2</sup>,

A oak staircase leads from the sitting room to a mezzanine currently used as a 2nd sitting room 24m<sup>2</sup>, 4 bedrooms 16m<sup>2</sup>, 15m<sup>2</sup>, 18m<sup>2</sup>, 22m<sup>2</sup> plus walk in wardrobe 5m<sup>2</sup>, family bathroom with shower and separate Bath, basin, WC 11m<sup>2</sup>,

Garage / utility area with access to sitting room 32m<sup>2</sup>

Lovely, Mature, private garden approximately 5000m<sup>2</sup>

Stone barn with attached old house  
Well

All roofs are in Good condition

Angouleme city with high speed train (TGV) 44 minutes

Limoges airport 48 minutes

Limoges city 58 minutes

-----

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

## LOCAL TAXES

**Taxe foncière:** 1106 EUR

**Taxe habitation:** EUR

## NOTES