

Gardeners' World meets French Country. Charming stone house with gite guest house, amazing garden

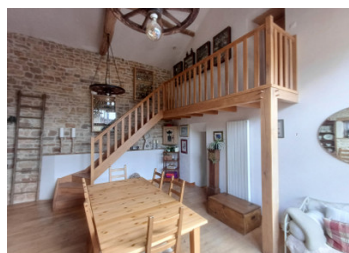


## INFORMATION

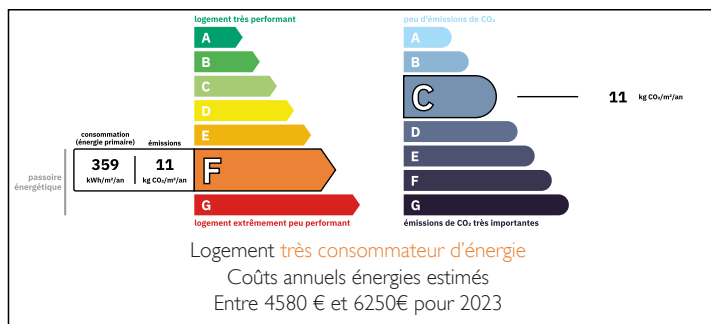
Town:	Londigny
Department:	Charente
Bed:	4
Bath:	4
Floor:	188 m2
Plot Size:	1396 m2

## IN BRIEF

Calling all lovers of gardening - this beautifully presented and charming Country style property with main house and gite offers the French country living of which we all dream. Quiet hamlet location but only minutes from the local boulangerie, school, pizzeria and market town shops. Ruffec, Poitiers, Angoulême, La Rochelle and Limoges for easy travel access by road, air or train.



## 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 foncière: 955 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Tucked around a quiet corner in the hamlet, you enter into the large gravelled courtyard with plenty of room for private parking.

The main house comprises of:

Ground Floor

Covered terrace 14m<sup>2</sup> for sunny side breakfasts and morning coffee, door to

Kitchen 17.26m<sup>2</sup> - Tiled floor and made to measure country style wood units. Fitted appliances

Corridor 4.5m<sup>2</sup> leading to downstairs main shower room and WC 3.6m<sup>2</sup>

Office/Bedroom 6.36m<sup>2</sup> - wood floors in bedroom wing

Main Bedroom 19m<sup>2</sup> complete with dressing room and

En-suite Shower room 7m<sup>2</sup> walk-in shower, sink unit and WC

We continue on the ground floor to the other side of the kitchen where you will find:

Sitting room 28.76m<sup>2</sup>, door to rear and windows to front of house, woodburner

Dining Room 27m<sup>2</sup> with Cathedral Ceilings and Double-glazed picture window, exposed stone walls and original features, Stairs

Ground Floor Guest Bedroom 23m<sup>2</sup> with en-suite shower room and WC, door to exterior.

First Floor accessed by stairway to mezzanine from the Dining room

The attic space has been fitted out to offer a games room which extends almost the full length of the house of approximately 60m<sup>2</sup> leading to an easily accessed storage room of 20m<sup>2</sup>

Guest house

Beautifully decorated for family or guests offering approx 37m<sup>2</sup> living space

Main downstairs room with corner kitchen 26m<sup>2</sup> including shower room and WC

Mezzanine Bedroom 10m<sup>2</sup> with Velux window and accessed by spiral stairs.