



Ref: A36840HUM16 Price: 110 000 EUR

agency fees included: 0 % TTC to be paid by the buyer (120 000 EUR without fees)

"UNDER OFFER" beautiful 16th century, character 4 bed detached house with detached barn, hanger and garden.



INFORMATION

Town: Beaulieu-sur-Sonnette

Department: Charente

Bed: 4

Bath: 2

Floor: 150 m2
Plot Size: 6900 m2













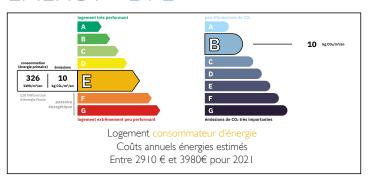
IN BRIEF

This charming property has been lovingly renovated and retains many original features such as the fireplaces and "cour de mademmoiselle" floor in the kitchen. Set in a peaceful location along a quiet country lane, it offers the perfect blend of character and tranquillity.

The spacious accommodation comprises four double bedrooms and three reception rooms, providing plenty of living space. Outside, there is a covered shed and detached barn, offering additional storage or potential for further development.

The generous garden, measuring approximately $6,900 \text{ m}^2$, is mainly laid to lawn with a variety of mature trees and shrubs, creating a private and serene outdoor environment.

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.

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LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

In greater detail:-

Ground floor,

Sitting room with feature fireplace 24m2
Kitchen Diner with feature fireplace and a "cour de mandamoiselle" floor 28.5m2
Lounge with feature fireplace 26m2
Bathroom and separate toilet with access to the hangar 16m2

First floor

Landing 8m2
Bedroom1 13.5m2
Ist floor lounge with feature fireplace 27.5m2
Bedroom2 12.5m
Shower room 6m2

Second floor,

Bedroom3 II.5m2
Bedroom4 I4.5m Accessed from the 1st floor lounge

Outside,

Hangar Open barn Detached barn Garden

Brimming with period charm, this unique property offers both history and space in a tranquil countryside setting.

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