

Beautiful "maison de maître" renovated with views over the Charente countryside.

EXCLUSIVE



INFORMATION

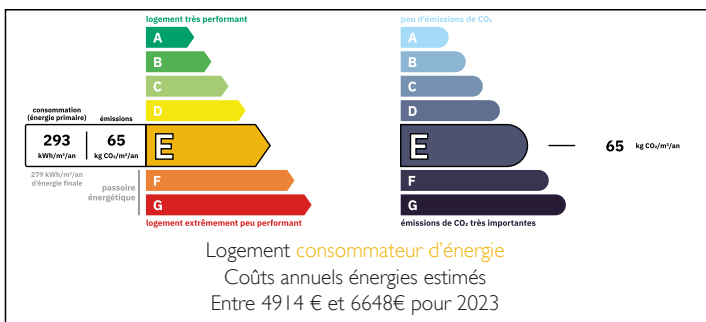
Town:	Marcillac-Lanville
Department:	Charente
Bed:	3
Bath:	2
Floor:	210 m2
Plot Size:	1565 m2

IN BRIEF

On the outskirts of the village, and walking distance of local shops, this house is a perfect home or holiday retreat with large rooms, high ceilings and pool. Nearest market town is Aigre, 16140, Charente.

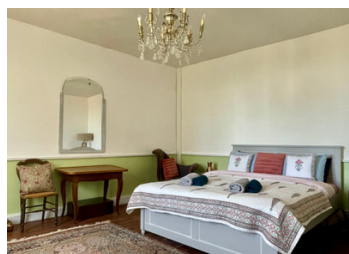


ENERGY - DPE



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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

Enter the house to the hallway with tiled floor (11m²), through to the lounge on the right (23m²) with wood burner and built in original storage cupboards.

Dining room (23m²) with wood burning fire and built in storage, through to the fitted kitchen (10m²), through to the orangerie / breakfast room (17m²), boiler room (9m²) shower room with shower WC and sink, utility room (8m²), storeroom (8m²). Beneath the lounge and dining room is a vaulted cave.

On the first floor are 2 bright and airy bedrooms (23, 24m²) and a shower room with a view.

On the second floor is a large bedroom (19m²) and a bathroom (13m²) with a bath sink and WC also a walk in wardrobe.

Garden -

Out into the garden, where there are sitting areas under the shelter for shade. Pool with a lovely view and a covered area next to the pool. The salt water pool is 10m x 5m with a deep end. 2 garages at the rear of the garden.

Other information:

The property has oil central heating and 2 wood burners

Connected to mains drains

There is a well in the garden.

Double glazing

Cave with vaulted ceiling

Local amenities in walking distance include a bar, pizza restaurant, shop, post office and hairdressers.

The nearest main shops, including a supermarket, medical centre, restaurants, bars, twice-weekly market and garage are in Aigre, 5km.

Transport -

Ruffec and the N10 motorway / Angouleme N10 motorway

Railway stations are in Luxe gare and Angouleme for the...

LOCAL TAXES

Taxe foncière: **894 EUR**

Taxe habitation: **EUR**

NOTES