

Character stone property, in a quiet hamlet, with four bedrooms, large living room and lovely gardens.



## INFORMATION

Town:	Oradour
Department:	Charente
Bed:	4
Bath:	3
Floor:	212 m <sup>2</sup>
Plot Size:	1214 m <sup>2</sup>

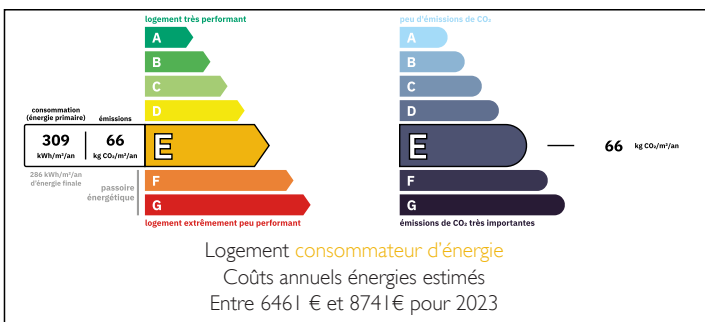


## IN BRIEF

This beautiful four bedroom property is situated in a quiet location, 6km from local shops and the market town of Aigre, Charente. The village it set in the countryside, a lovely area to walk or cycle. The property has potential to be used as two homes for multi generational living or rental.

The main reception room offers high ceilings and stone walls, the owners have retained the character of the property with all the luxuries of modern day living.

## 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

In greater detail

Enter into the hallway with a tiled floor and stone walls, the original wooden staircase leads to the first floor with two bedrooms.

Kitchen, a large fitted kitchen with island and dining area with wood burner fire, overlooking the courtyard garden and covered terrace.

From the kitchen is a large utility room or second kitchen with fitted units, and cooker / hob.

There is a further room with the heating boiler and access from the garden via a stable door. Separate WC.

From the hallway to the main reception room, a large, bright room with high ceilings, stone walls and a wood burner fire. Large glazed doors open to the courtyard, which bring an exceptional amount of light into the space.

## LOCAL TAXES

Taxe habitation:

EUR

First bedroom area - first floor

From the entrance hall the stairs lead to a landing, two bedrooms and a shower room.

Second bedroom area - first floor

From the reception room, the staircase leads to two bedrooms, each with a private en suite. One with a bath and the other with a shower.

There is a hot water tank for this area and is set up to be switched off when not in use, perfect for economising when you don't have guests.

Outside into the mature gardens, which were designed especially for the plot to give all year round interest, a veg plot and area for an above ground pool as well as a terrace overlooking the garden.

There is an outbuilding used...

## NOTES