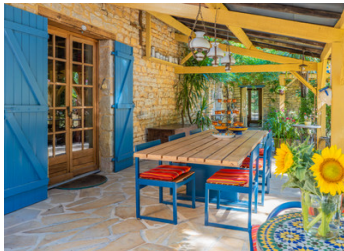


Incredible early 19th-century stone house nestled in the woods. Pond. Converted barn. Gite possible.



INFORMATION

Town:	Saint-Gourson
Department:	Charente
Bed:	6
Bath:	2
Floor:	278 m2
Plot Size:	11854 m2



IN BRIEF

Treat yourself to an exceptional property : a character property nestled in lush greenery. Calm, rejuvenation and escape are at the end of the road to this uniquely charming home.

Nothing will disturb you. Vegetation, birdsong, the play of light and the sound of water envelop this beautiful old stone property.

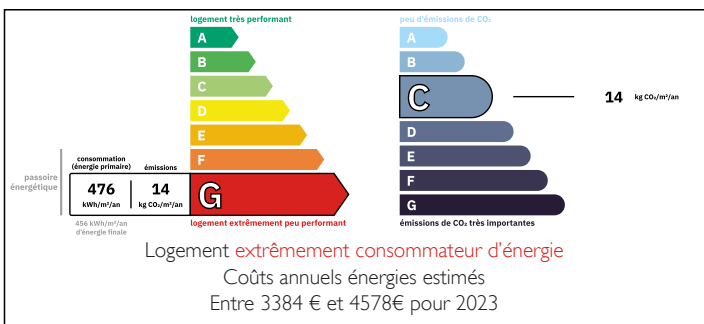
A place with a soul (antique parquet floors, exposed stonework and beams, fireplaces) and an abundance of space: pétanque court, vegetable garden, carpports and garages.

The main house (178 m²) opens onto a magnificent garden and shaded terrace for comfortable, warm living. A heated veranda offers a jacuzzi and a view over a bucolic pond.

The converted barn (120 m²) with 3 bedrooms is ideal for entertaining family and friends, or as a gîte in a rare setting.

The luxury of tranquility, while staying connected (connected to fiber optics).

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: **600 EUR**

Taxe habitation: **EUR**

NOTES

DESCRIPTION

This property comprises a main house and a converted barn.

It was built on the site of a former cloister (nearly 500 years old), of which it still has some remains.

The property can also provide you with firewood for at least 7 years.

*MAIN HOUSE

Ground floor

- entrance hall: 12.2 sq.m.
- kitchen/dining room with wood-burning stove: 32 sq.m.
- bedroom (or living room) with fireplace: 18.7 sq.m.
- WC
- landing/office: 7.7 sq.m.
- laundry room: 3.1 sq.m.
- adjoining, communicating veranda: 25.3 sq.m.
- workshop / scullery: 8.7 sq.m.
- garden room: 6 sq.m

Second floor

- mezzanine/living room/study: 23.3 sq.m.
- bathroom with shower, bath and double washbasin: 7.35 sq.m.
- a landing office: 9.6 sq.m.
- bedroom: 14.7 sq.m.
- a small utility room

- additional bedroom with external access: 9.4 sq.m.

*BARN FITTED OUT

Ground floor

- large living room/kitchen/dining room: 54 sq.m.
- wc
- shower room: 3.9 sq.m

Second floor on landing:

- Three bedrooms (18, 15, 16.5 sq.m), one with washbasin

*Barn (unfinished): 65 sq.m including 40 sq.m workshop

*Covered and uncovered terrace