

Stunningly restored Maison de Maitre with gite for renovation, large barn and gardens with commanding views

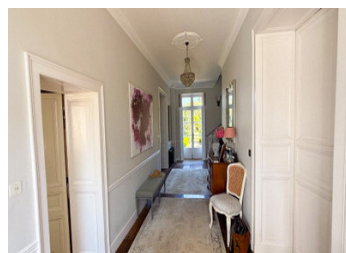
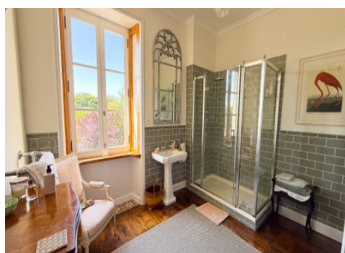


INFORMATION

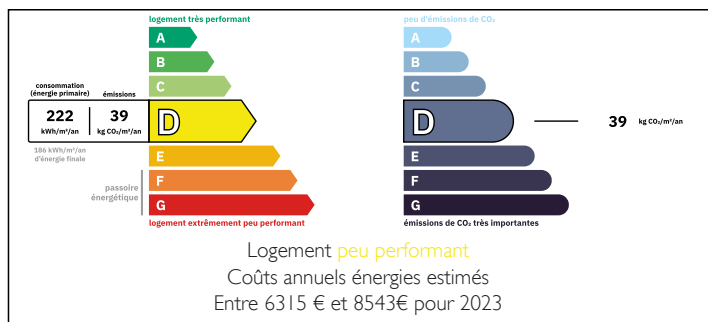
Town:	Mouzon
Department:	Charente
Bed:	3
Bath:	3
Floor:	300 m2
Plot Size:	3000 m2

IN BRIEF

Absolutely impeccable 3 bedroom 3 bathroom 300m² Maison de Maitre. An amazing high quality finish with wine cellar, gym yoga studio, gite for renovation and large barn.

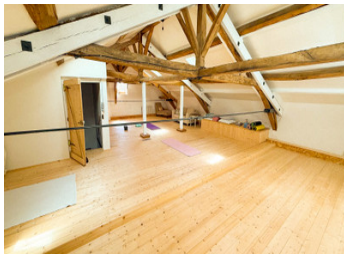


ENERGY - DPE



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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

Situated in the heart of a quiet hamlet in the Charente countryside, this absolutely stunning late 19th century Maison de Maître is a 5 minute drive from the Michelin star Domaine des Etangs and 40 minutes from the vibrant city of Angoulême with TGV connections to Paris.

On the ground floor the 9m long hallway has to the right a 30m² living room and to the left a bright well equipped 25m² kitchen with doors leading to a sumptuous 15m² dining room. A "mixé" 5m utility room completes accommodation on the ground floor.

A spiral staircase leads to the cellar with a large wine cellar and second room equipped as a gym.

On the first floor there are three large bedrooms, all with luxurious en suite bath or shower rooms. The master is 24m² with an amazing attached bathroom, the two other bedrooms are both 18m².

On the second floor is a huge attic (108m²) currently configured as a yoga studio. This could alternatively be transformed easily into another three large en suite bedrooms.

Outside the garden is laid mainly to lawn with some mature shrubs and trees and has commanding views across the rolling Charente countryside.

Attached to the house is a 36m² building which has been partially renovated into separate gîte accommodation and 130m² barn.

All in all this is one of the best most elegantly appointed houses I have seen in 15 years of real estate in France- I would recommend an immediate viewing.

Information about risks...

LOCAL TAXES

Taxe habitation: EUR

NOTES