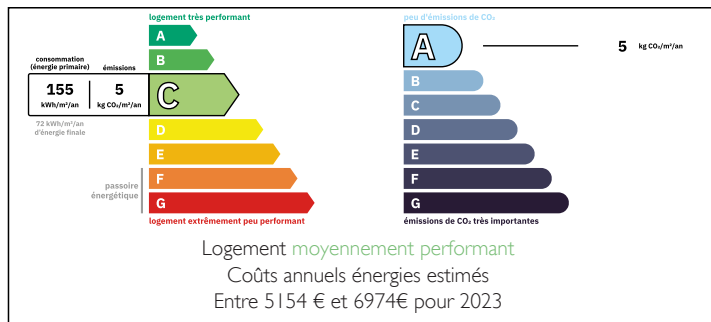


Stunning property tastefully renovated, With pool & currently used as a retreat, event and wedding venue.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Juignac
Department:	Charente
Bed:	7
Bath:	7
Floor:	457 m ²
Plot Size:	10442 m ²

IN BRIEF

The property in detail :-

House downstairs -

Kitchen/living/dining room - 164 m²

Sitting room - 19.75 m²

Living room - 47.15 m²

Utility room - 7.65 m²

Utility room - 5.50 m²

Boiler room - 12.35 m²

WC - 3.50 m².

Upstairs -

Hallway - 9.95 m²

Bedroom - 25.65 m²

Shower room/wc - 8.80 m²

Bedroom - 33.20 m²

Shower room/wc - 4.25 m²

Bedroom - 34.65 m²

Shower room/wc - 4.70 m²

Bedroom - 19.05 m²

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: 2530 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This stunning property with 7 bedrooms all with private en-suite bath or shower rooms is located in a peaceful setting in the Charentaise countryside and has been tastefully renovated to the highest standards and is currently used as a retreat, event and wedding venue,

Upon entering the main house, you are greeted by an impressive open-plan kitchen, living and dining area spanning approximately 164 m², with double doors that open onto a terrace overlooking the garden. To the right of this living area is a WC, a utility area, and a boiler/storage room with a door leading out to the exterior. To the left of the living area is a smaller living room plus a larger living room, as well as a laundry/storage room. From this larger living room, stairs lead up to two bedrooms, each with their own en-suite shower room and WC. A beautiful oak staircase in the main living area leads up to a hallway with access to three bedrooms, each with an en-suite shower room and WC.

The gîte offers a very nice fitted kitchen and a cosy sitting area with a fireplace. The kitchen leads out to a fabulous large covered terrace, which is excellent for relaxing and entertaining. There is also a downstairs bedroom with an en-suite shower room and WC. Upstairs, there is a large mezzanine bedroom with an en-suite bathroom and WC. Outside, there is a 10 x 5 chlorine swimming pool with a dome, a lovely bar with a...