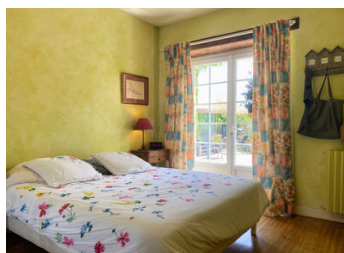


Superb stone houses. Garden and private access to the Charente. Swimming pool. Barn. Gite possible. Near Mansle



INFORMATION

Town:	Mouton
Department:	Charente
Bed:	7
Bath:	4
Floor:	175 m2
Plot Size:	2444 m2



IN BRIEF

Two superb houses full of character in one !

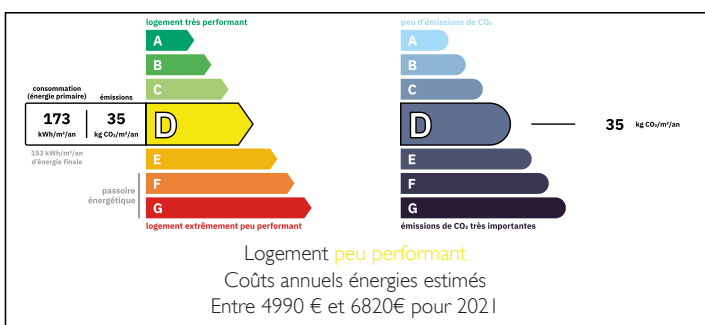
These two charming houses were originally separate (and could become so again). They now form a spacious ensemble that will allow you to welcome family and friends comfortably (7 bedrooms and 4 shower rooms) or to realise your gîte or B&B project. You can offer them the luxury of private access to the Charente, or take advantage of the secure swimming pool and sunny garden.

The superb barn is ideal for tinkering, storing and parking your cars.

A rare house for lovers of fishing, diving or simply the peaceful, bucolic atmosphere of the riverside !

Just 5 km from a lively little town with all amenities. And just 30 km from Angoulême (30 minutes from Bordeaux and 2 hours from Paris by TGV).

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: 1 600 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

*This property comprises two interconnecting houses.

The first house is on one level and comprises

- living/dining room: 38 m², kitchen: 9 m².
- a kitchen: 9 m² (9 sq ft)
- three bedrooms: approx. 12 m² each
- a WC
- a bathroom: 7 m².

The second house comprises:

ON THE GROUND FLOOR

- an entrance/hall: 21 m²
- A boiler room: 3 m².
- a study: 6 m²
- a WC
- an unburied cellar: 3.5 m²
- a kitchen/lounge/dining room (separate areas): 46 m² (46 sq ft)
- an old shower room: 3 m².

ON THE FIRST FLOOR :

- a large landing/living room: 17 m² (172 sq ft)
- four bedrooms, three with en suite shower rooms: 15, 19, 16 (useful), 15 m².

*Pool: 4 x 8 heated and secure

*Barn: 170 m².

*Courtyard and adjoining and non-adjoining garden with access to the Charente and garden shed (20 m²)

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>