

Superb stone property set in a dominant position with outstanding views.



INFORMATION

Town:	Salles-Lavalette
Department:	Charente
Bed:	4
Bath:	2
Floor:	304 m2
Plot Size:	2590 m2

IN BRIEF

The property is set in a tiny hamlet in beautiful surrounding countryside with sunflower fields bordering the property.

Spectacular views from the house, garden, dining terrace and pool.

Spacious accommodation on two floors; large living room with high, beamed ceiling. Fireplace and UK satellite TV and DVD player. Farmhouse-style kitchen and dining room. 4 bedrooms, two bathrooms. Extra bed on mezzanine.

Extensive outside space includes large lawned garden and charming, shaded dining terrace overlooking the pool and sunflower fields.

Private heated pool, 12m x 6m with sun terrace.

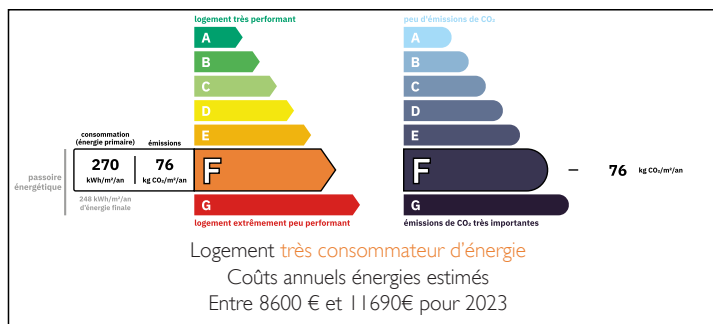
Basic amenities in nearby village, 3 km (restaurant

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.



ENERGY - DPE





DESCRIPTION

Kitchen / dining room with dining table and chairs, fireplace, fridge freezer, hob and oven, microwave / combi-oven, washing machine and dryer and dishwasher.

Living room with fireplace, high ceiling and beams. Wi-Fi internet, TV and DVD. Double aspect with doors to terrace.

Separate bathroom with WC, bath / shower, separate shower and hand basin.

Stairs to first floor, West wing;

Mezzanine with single bed.

Bedroom 1, two wide singles (Bateau lit).

Bedroom 2, two wide singles (Bateau lit).

Stairs from ground floor to first floor, East wing;

Bedroom 3, two singles.

Bedroom 4, two singles.

Separate bathroom with WC, shower and hand basin.

EXTERIOR;

Front courtyard with private parking.

Large lawn.

Covered terrace with dining table and chairs and BBQ. Overlooking pool and sunflower fields.

Private heated pool, 12m x 6m with steps. Sun-terrace with loungers.

Information about risks to which this property is exposed is available on the Géorisques website :

LOCAL TAXES

Taxe habitation: EUR

NOTES