

Charming stone house. 2 bedrooms. Barn. Garage. Beautiful grounds and private garden. Close to forest.

EXCLUSIVE



## INFORMATION

Town:	Cellefrouin
Department:	Charente
Bed:	2
Bath:	1
Floor:	93 m2
Plot Size:	5711 m2

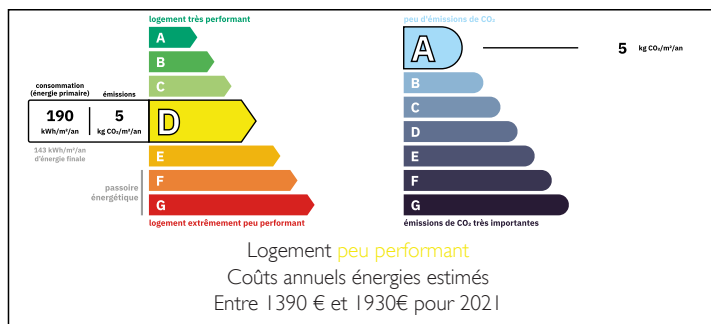
## IN BRIEF

A charming stone house on the edge of the woods! If you're looking for tranquility and beautiful spaces for gardening, a vegetable patch, or pets, this house will surprise you. In a peaceful, bucolic setting, this charming old two-bedroom house is surrounded by wooded grounds, fields, and forests. Renovations and improvements have been made in recent years and are also major assets: septic tank, insulation, and electricity.

With old parquet floors, exposed stone and beams, a recent pellet stove and a wood stove, it offers the charm and comfort of a warm and welcoming home. This house is a true haven of peace for all lovers of nature and the countryside. You'll undoubtedly be lucky enough to spot deer or hear the call of a stag from the house !



## 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.



## DESCRIPTION

The house comprises:

### GROUND FLOOR

- Living room with pellet stove: 22 m<sup>2</sup>
- Dining/living room: 19 m<sup>2</sup>
- Fitted kitchen: 26 m<sup>2</sup>

### FIRST FLOOR

- Landing: 3 m<sup>2</sup>
- Bathroom with WC: 7 m<sup>2</sup> usable space
- 2 bedrooms (14 m<sup>2</sup> and 18 m<sup>2</sup> usable space / 7 m<sup>2</sup> and 10 m<sup>2</sup> habitable space)

- \* Attached barn: 78 m<sup>2</sup>
- \* Attached garage: 18 m<sup>2</sup>
- \* Attached and detached land with small outbuilding and small animal shelter

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES