

Lovely 3 bed stone house with garden, pool & great views; new roof; quiet hamlet location; amenities 5km.

EXCLUSIVE



## INFORMATION

Town:	Eymouthiers
Department:	Charente
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	1649 m2

## IN BRIEF

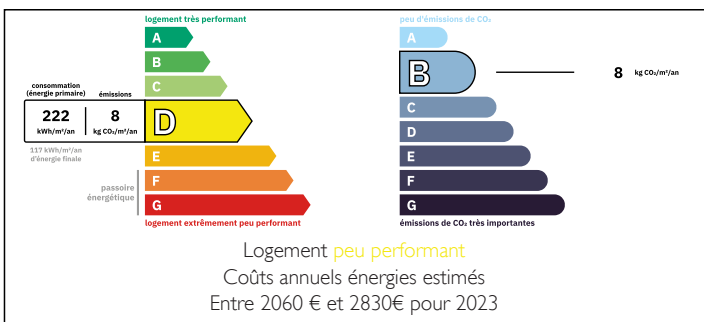
A lovely property located in a quiet hamlet in the commune of Eymouthiers in the eastern Charente.

Comprises a former barn, tastefully renovated, and an attached plot of land.

The renovated barn offers 100m<sup>2</sup> habitable space that comprises an open plan ground living space, three bedrooms and two bathrooms. Character features (stone walls, wood beams) have been retained while adding the comfort & practicality of modern appliances. All windows are double glazed, the roof has recently been completely redone and the septic tank conforms. Central heating is via a new energy-efficient reversible air pump and hot water is by an electric water tank.

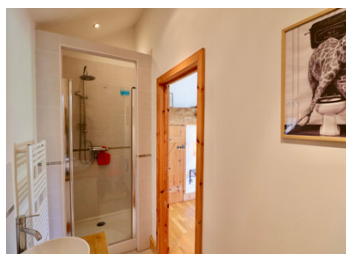
Outside, a garden of about 1400m<sup>2</sup> has a new above ground pool as well as a tiled terrace, small summer kitchen, small tool shed and gravel driveway

## 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

Lovely property of stone construction located in a quiet hamlet in the commune of Eymouthiers in the eastern Charente and near the Dordogne border.

Comprises a former semi-detached barn that has been renovated into a three bedroom house, small outbuilding and attached plot of land.

The house, likely dating from the mid-19th century, has been completely renovated to a high standard. The stone walls have been retained while the rest of the property has been tastefully completed from the ground up.

The ground floor offers a spacious and bright open plan living space that includes a fully equipped kitchen, a dining room with views over the garden and valley beyond, and a cosy salon.

Upstairs are three well proportioned bedrooms, one with an en-suite shower with lavatory and a second family bathroom with lavatory.

All windows and doors are double-glazed and heating is provided by a recently installed reversible air source heat pump. The roof has recently been redone and the septic tank conforms with current regulations.

The garden outside is fully enclosed, has a gentle slope, and offers great views over the neighbouring valley. It has a new above ground pool as well as a tiled terrace that also offers similar great views and is perfect for outdoor dining, especially with the adjoining small, covered summer kitchen. Furthermore, a gravel driveway offers private parking for 2-3 cars. Lastly, a small stone shed on the side of the house makes a perfect storage space....

## LOCAL TAXES

**Taxe foncière: 640 EUR**

**Taxe habitation: EUR**

## NOTES