

Lovely 4-bed stone property with detached 2-bed gîte, situated in a small hamlet with open countryside views



INFORMATION

Town:	Saint-Fraigne
Department:	Charente
Bed:	6
Bath:	3
Floor:	252 m ²
Plot Size:	3481 m ²

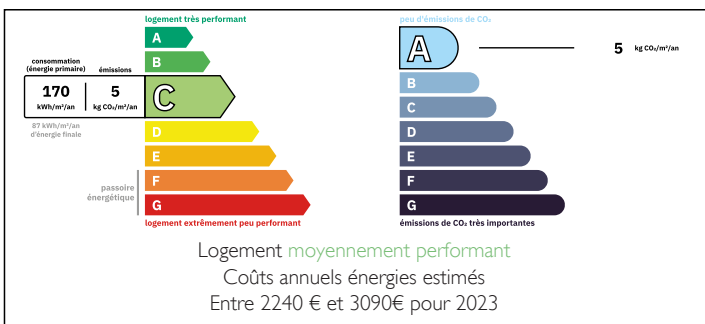
IN BRIEF

Situated in a private location on the edge of a small hamlet with lovely open views across the open countryside, this fantastic property is comprised of a large 4-bed main house, a 2-bed guest house / gîte and a large, mature garden of 3481 m² too.

The main house consists of a large kitchen/diner with insert woodburner, a good-sized kitchen with large central island, and a further living room with exposed stone walls and character features. A laundry room and shower room complete the downstairs accommodation. Upstairs there are 4 good-sized bedrooms and a luxury bathroom with large walk-in shower and feature bathtub. Attached to the main house on the ground floor is a play room with large patio doors and a roller shutter.

The guest cottage comprises a kitchen-diner opening onto a separate lounge. There is also a large bedroom...

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

Situated in a private location on the edge of a small hamlet with lovely open views across the open countryside, this fantastic property is comprised of a large 4-bed main house, a 2-bed guest house / gîte and a large, mature garden of 3481m² too.

The pretty village of Saint-Fraigne with its local amenities (bakery, épicerie) is just a short walk or cycle ride away.

The main house consists of :

Ground Floor :

- Large lounge/diner (30m²) with insert woodburner and staircase to the first floor and under-stairs cupboard
- Kitchen (19m²) with large central island
- Laundry Room (4m²) with space for washing machine and tumble dryer
- Shower Room (4m²) including walk-in shower, WC and wash-hand basin
- Living Room (25m²) with bar area and feature stone walls

First Floor:

- Landing (13m²)
- Bedroom 1 (17m²) with built-in wardrobes
- Walk-in-wardrobe (5m²) with built-in storage
- Bathroom (16m²) with large walk-in shower, feature bathtub, WC and wash-hand basin
- Bedroom 2 (16m²)
- Bedroom 3 (19m²)
- Bedroom 4 / Study (20m²)

Total square metreage of the main house : 188m²

Attached to the main house on the ground floor is a play room (19m²) with large patio doors and a roller shutter.

The guest cottage comprises :

Ground Floor :

LOCAL TAXES

Taxe habitation: EUR

NOTES