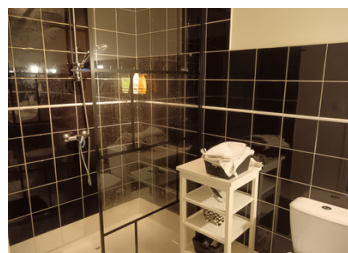


Village property with annexe/house. Featuring stone walls, oak beams, lovely garden, pool, outbuildings



INFORMATION

Town:	Abzac
Department:	Charente
Bed:	4
Bath:	4
Floor:	270 m ²
Plot Size:	799 m ²

IN BRIEF

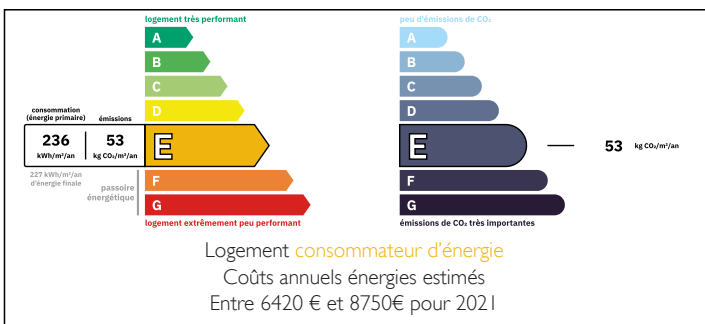
Representing excellent value for a house of this size & quality, an early viewing is recommended.

This very attractive village house has all the traditional features you would expect from a French property, exposed stone walls, attractive oak beams, solid oak staircases, fireplaces & woodburning fires, double glazing, oil central heating .

The main house has a large open plan room with designated areas such as office, lounge, dining areas, and kitchen area, 3 bedrooms each with en-suites. There is an annexe with separate accommodation consisting of hallway, kitchen/dining room, shower room, large lounge and a bedroom, perfect to use for a gite or guest accommodation.

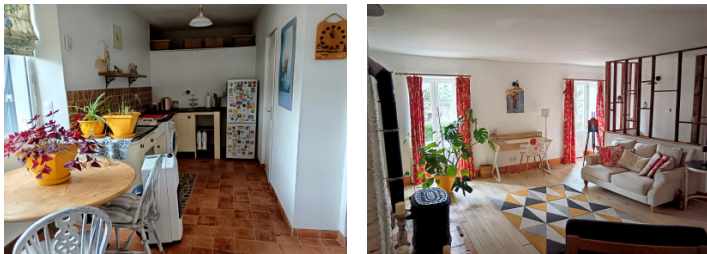
To the outside there is a large patio area, lovely lawned garden with a large pool, a series of outbuildings, one of which is a bar, perfect for those

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

On entering the main house there is large open plan room, with a range of exposed oak beams and a truly French feel to this property. There are designated areas for your office, lounge, and dining. There is a raised level where there is a very attractive traditional style kitchen with a series of stylish cabinets, a Belfast sink, a range style cooker, dishwasher and a large kitchen island.

There is a traditional brick fireplace with a woodburning fire with an additional seating area, perfect for a cosy night in front of the fire.

There are French doors with a lovely view of the garden, leading to the garden and pool.

A solid oak staircase leads up to the first floor where the first bedroom has a large feature fireplace, solid wooden flooring and ample space for your furniture. There is an attractive en-suite shower room with a classic, yet modern and attractive, black and white colour scheme, comprising of a walk-in shower with a modern black shower screen, a wc, and a washbasin set in a French dressing table, adding yet more French charm.

The second bedroom, has exposed charming oak beams, wooden flooring and an en-suite bathroom, wc and a washbasin set in a French dressing table. There is a gorgeous view over the back garden and swimming pool.

On the second floor you will find another bedroom, again with wooden flooring. Just outside the bedroom is a...

LOCAL TAXES

Taxe foncière:	1251 EUR
Taxe habitation:	EUR

NOTES