

Detached; 3 bed, 3 bath home, garage, workshop, studio on 1.6 hectares.

EXCLUSIVE



INFORMATION

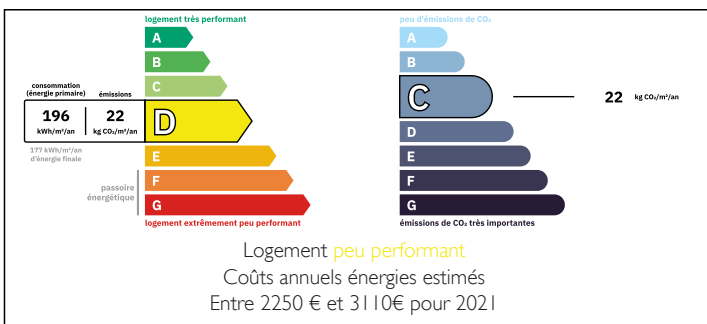
Town:	Terres-de-Haute-Charente
Department:	Charente
Bed:	3
Bath:	3
Floor:	140 m2
Plot Size:	16583 m2

IN BRIEF

A well appointed hamlet property, rich with charm & beautifully decorated. Already registered as a B&B with local authorities, having 2 guest suites with their own private bathrooms as well as the owners bedroom and bathroom. This property is a great opportunity to fully embrace the tranquility of French rural living.

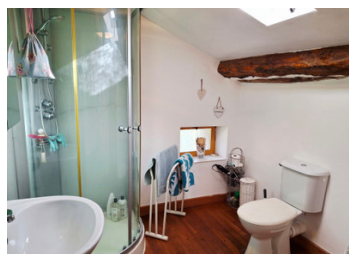


ENERGY - DPE



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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

A stylish country property, surrounded by rolling hill views. Set within its own grounds of 1.6 hectares, including an orchard and paddock.

The front door opens into the ample living room with a brick feature fireplace & log burner, tiled floor and accent lighting. There's a door leading to the elegant dining room, boasting a 2nd fireplace with a wood burner. This impressive dining room enjoys a double aspect creating a luminous ambience.

From dining to kitchen with IKEA Varde units and kitchen island. There's access to the garden, a ground floor toilet and a staircase to the guest suites. The sumptuous 1st floor bedrooms are decorated with sophistication as are their ensuite bathrooms. The ground floor bedroom is accessed from the living room and is large enough for a kingsize bed and a single bed. This is perfect for a family room or new parents bedroom suite. There's a bedroom staircase which leads to the ensuite shower room.

The current owner has taken great care to keep this home's original features whilst classically modernising.

The large grounds give you a true sense of space and freedom to enjoy nature, with its open views and lush fruit trees. The Art/Yoga studio looks over the garden, with its window wall.

The garage is accessible from the garden and has an electric light & a water point. It also houses the oil tank for the central heating. The workshop has its own light, shelving and 2 doors.

Property dimensions;
Living room...

LOCAL TAXES

Taxe foncière: **671 EUR**

Taxe habitation: **EUR**

NOTES