

Stunning property tastefully renovated, With pool & currently used as a retreat, plus events & wedding venues.

EXCLUSIVE



## INFORMATION

Town:	Juignac
Department:	Charente
Bed:	7
Bath:	7
Floor:	457 m2
Plot Size:	10442 m2

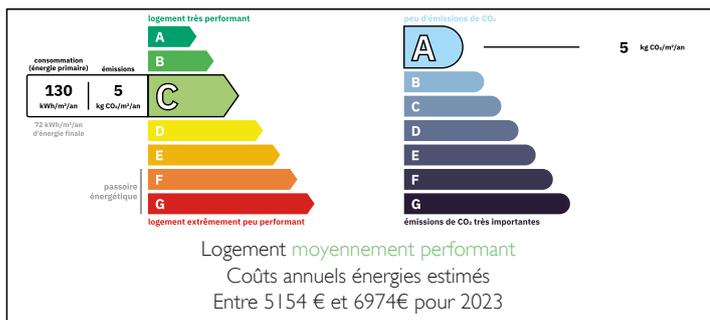
## IN BRIEF

The property in detail :-

House downstairs -  
 Kitchen/living/dining room - 164 m<sup>2</sup>  
 Sitting room - 19.75 m<sup>2</sup>  
 Living room - 47.15 m<sup>2</sup>  
 Utility room - 7.65 m<sup>2</sup>  
 Utility room - 5.50 m<sup>2</sup>  
 Boiler room - 12.35 m<sup>2</sup>  
 WC - 3.50 m<sup>2</sup>.

Upstairs -  
 Hallway - 9.95 m<sup>2</sup>  
 Bedroom - 25.65 m<sup>2</sup>  
 Shower room/wc - 8.80 m<sup>2</sup>  
 Bedroom - 33.20 m<sup>2</sup>  
 Shower room/wc - 4.25 m<sup>2</sup>  
 Bedroom - 34.65 m<sup>2</sup>  
 Shower room/wc - 4.70 m<sup>2</sup>  
 Bedroom - 19.05 m<sup>2</sup>

## 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

This is a truly superb and stunning property with 7 bedrooms all with private en-suite bath or shower rooms and is located in a very peaceful setting in the Charentaise countryside. The property has been tastefully renovated to the very high standards, and it is currently used as a retreat, and also for events and wedding venues,

Upon entering the main house, you are greeted by a very impressive open-plan kitchen, living and dining area spanning approximately 164 m<sup>2</sup>, with double doors that open onto a terrace overlooking the garden. To the right of the living area is a WC, a utility area, and a boiler/storage room with a door leading out to the exterior. To the left of the living area is a smaller and very cosy living/tv room plus a larger living room, as well as a laundry/storage room. From this larger living room, stairs lead up to two bedrooms, each with their own en-suite shower room and WC. A beautiful oak staircase in the main living area leads up to a hallway with access to three bedrooms, each with an en-suite shower room and WC.

The gîte offers a very nice open plan fitted kitchen and a cosy sitting room area with a fireplace. The kitchen leads out to a fabulous and large covered terrace, which is excellent for relaxing and entertaining. There is also a downstairs bedroom with an en-suite shower room and WC. Upstairs, there is a large mezzanine bedroom...

## LOCAL TAXES

**Taxe foncière: 2530 EUR**

**Taxe habitation: EUR**

## NOTES