

## Renovated 6 bedroom Charentaise Longhouse with Pool & Guest Suite



## INFORMATION

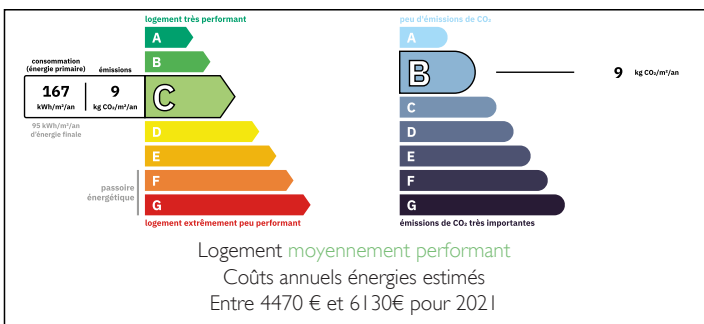
Town:	Villefagnan
Department:	Charente
Bed:	6
Bath:	4
Floor:	340 m2
Plot Size:	1871 m2



## IN BRIEF

Beautifully renovated stone longhouse offering 6 bedrooms, including a self-contained guest suite, set within a private garden. Full of character, the home retains original beams, flagstone floors and 18th-century fireplaces, while benefiting from modern upgrades including roof, double glazing, fitted kitchen and heat pump central heating with gas for back-up. Bright, spacious rooms throughout create a comfortable family home. Outside, enjoy a sun terrace, newly installed fosses, and an heated in-ground swimming pool with surrounding terrace. Large garage and peaceful setting at the end of a hamlet. Located just 1.5 km from Villefagnan with amenities, and 11 km from Ruffec with rail links and wider facilities.

## 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

Ground floor:

Entrance hall (22m<sup>2</sup>) with original flagstone floor and principal stair to upper floor, under stairs storage.

Lounge (30m<sup>2</sup>) with original stone fireplace and door to terrace.

Dining room (45m<sup>2</sup>) with mezzanine and impressive 18th century fireplace, 3 doors to terrace.

Kitchen (26m<sup>2</sup>) fully fitted and a large central island. Quality white goods are included in sale.

Rear kitchen /boot room and under stairs storage (8m<sup>2</sup>)

Office (17m<sup>2</sup>) with original stone fireplace.

Rear hallway with back staircase to upper floor.

Laundry room with boilers, sink and water tank.

WC with sink.

Bedroom 1 (25m<sup>2</sup>) with door to terrace, and ensuite bathroom (10m<sup>2</sup> with shower, bath, double sinks, WC)

First floor:

5 bedrooms, 2 with ensuite facilities.

Shower room and WC.

The property benefits from full double glazing, shutters, fly / mosquito nets ,eco-friendly central heating (heat pump), back-up gas central heating.

Garden:

Gravel driveway, lawn, terrance, in ground pool.

Outbuildings:

Triple garage (one area is tall enough to accommodate a motorhome or caravan), barn with garage and workshop, garden cabin.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES