

Charming renovated former farmhouse, outbuildings, an enclosed garden, and a swimming pool.



INFORMATION

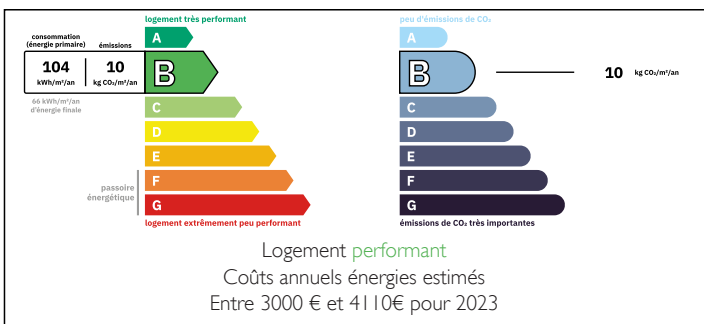
Town:	Champniers
Department:	Charente
Bed:	6
Bath:	2
Floor:	280 m ²
Plot Size:	2778 m ²



IN BRIEF

Located 15 minutes from the city center of Angoulême, this beautiful Charentaise house, with approximately 280 m² of living space, offers many possibilities for a family or an investor who could easily convert its approximately 300 m² of outbuildings into holiday rentals.

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

You enter through the grand gateway and find yourself in a lovely, enclosed, tree-lined garden. There is ample space to park several vehicles, and a beautiful barn of about 60 m² can be used as a garage or potentially converted in the future.

The ground floor is laid out in the traditional Charentaise style, with rooms on either side of a spacious vestibule of about 9.5 m². The living room is approximately 37.3 m², featuring an open fireplace and a door opening onto the garden. From here, you access a separate kitchen of about 15.1 m², which leads to the first bedroom of roughly 13.7 m². At the back of the entrance, a hallway leads to the toilets, cellar, and a workshop that connects to the stable.

Also on this level, you'll find two additional bedrooms (about 12.6 m² and 13 m²) and a bathroom of about 6.7 m².

Upstairs, the staircase opens onto a large room of 65 m², from which you access a fourth bedroom of about 18.2 m², a bathroom of 4.18 m², and a toilet.

A large 18.9 m² playroom area leads to the final two bedrooms, measuring about 19.1 m² and 31 m².

At the back of the house is an impressive covered pool (20 x 4 m), with its electrical system powered by photovoltaic sensors. Old outbuildings overlook the pool and can be kept for storage or potentially converted in the future.

For comfort, the house is equipped with a recent heat pump (PAC)...

LOCAL TAXES

Taxe foncière: **3409 EUR**

Taxe habitation: **EUR**

NOTES