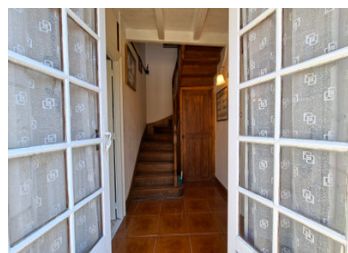
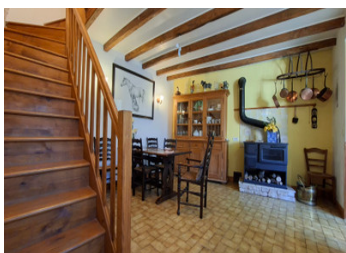


Immaculately presented Traditional Stone house with artist studio, pool, gardens, beautiful outbuildings.

EXCLUSIVE



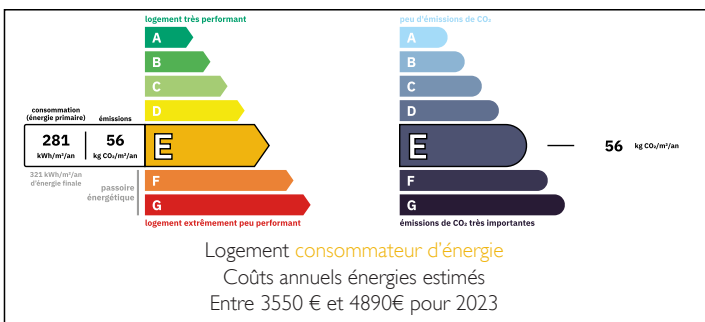
## INFORMATION

Town:	Aigre
Department:	Charente
Bed:	3
Bath:	2
Floor:	125 m <sup>2</sup>
Plot Size:	2017 m <sup>2</sup>

## IN BRIEF

This property is everything you could imagine in a typical golden stone French rural property but not isolated. The small market town of Aigre is an easy 2km walk and offers all amenities. The house is on mains drainage. Private enclosed and walled gardens, beautiful heated swimming pool and terraces, amazing outbuildings all in good condition. La Rochelle and coastal towns are between 1.5 and 2 hours drive. This one is not to miss.

## 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

The house retains its traditional charm and features whilst offering a delightful cosy home. The pool outside and the outbuildings add a touch of luxury and you can benefit from year round, not just the summer!

From the courtyard, with its various seating areas and nooks and crannies, you walk up to the front door into :

Entrance Hall 6m<sup>2</sup> with main staircase - cupboard downstairs and a door either side leading to:

Bedroom / Office 17m<sup>2</sup>

Sitting room 18m<sup>2</sup> original wood floor and wood burner, door to:

Dining Room 17m<sup>2</sup> - back staircase and door to exterior, 2nd woodburner.

The Dining room is open plan to :

Fitted Kitchen 7.25m<sup>2</sup> with large double-glazed picture windows looking out to front courtyard

Pantry 4.5m<sup>2</sup> - a handy store to kitchen

Small hall leading to downstairs Bathroom 10m<sup>2</sup> with bath, sink and WC. Door giving access to outbuilding where there is a utility room and further shower room and WC easily accessed from pool area.

### UPSTAIRS

Main Landing 4.23m<sup>2</sup> leading to 2 double bedrooms each of approx 17m<sup>2</sup> and one with Ensuite bathroom (bath, separate shower, sink and WC) Door to backstairs.

### OUTSIDE

There are 2 carports giving 60m<sup>2</sup> of covered parking for cars or motor home.

The gravelled courtyard also leads to 2 large barns of just over 100m<sup>2</sup> each. Concrete floors and original animal mangers still in situ.

These spaces are tidy and in good condition and could be used for storage or outdoor reception areas.

Workshop of over 9m<sup>2</sup> with water...

## LOCAL TAXES

Taxe foncière: **600 EUR**

Taxe habitation: **EUR**

## NOTES