

Detached 1880's, 5 bed home set in mature grounds, a short drive from Rouillac with its shops and restaurants

EXCLUSIVE



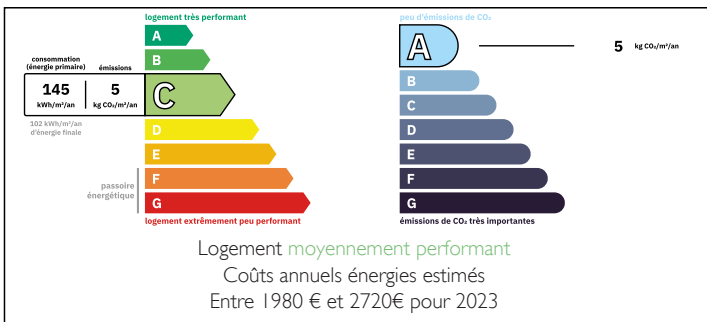
## INFORMATION

Town:	Mareuil
Department:	Charente
Bed:	5
Bath:	3
Floor:	190 m2
Plot Size:	4464 m2

## IN BRIEF

Lovely home, restored throughout with large outbuilding and gardens. As either a main home or holiday home you will be in the heart of the Charente in the Cognac production region.

## 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

This home has retained original features with character throughout including beams, fireplaces and original bakers' oven, once used for the village.

The electric gates lead into a large courtyard with plenty of parking, including space for a camper van. There is a main house with 5 bedrooms, a large barn with entertaining area, attached gardens, laid to lawn with mature trees and shrubs.

Enter into the hallway, through the solid oak double door, the original 'tomette' floor tiles have been restored. There's an under stair WC with basin. Kitchen, a large and inviting room with fitted units and dining area with wood burner fire. An external door leads to the patio and garden. Utility room with plumbing for a washer and dryer and space for a second fridge.

Lounge, with wooden floors, wood burner and looking out to the front of the property, this is a cosy, but not small room. From the lounge is a staircase leading to first floor bedroom with en suite bathroom.

The main stairs are in the hallway and lead to bedrooms spread over two floors.

First floor, with a master suite. A large bedroom with windows to two sides, dressing area and separate bathroom with bath, shower, WC and double sinks. It's luxury !

Second floor, with three bedrooms and a family bathroom with bath, WC and single sink.

The outbuildings include a large barn, mainly for storage and a part used as a games room, the family enjoy...

## LOCAL TAXES

Taxe foncière:	1561 EUR
Taxe habitation:	EUR

## NOTES