

A beautiful, fully restored farmhouse with an outbuilding and a swimming pool, offering superb unobstructed views



INFORMATION

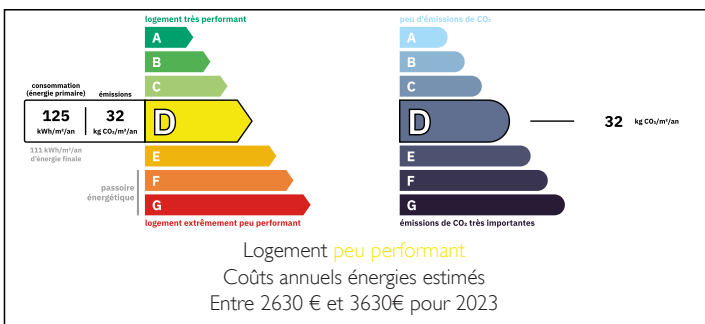
Town:	Mouthiers-sur-Boëme
Department:	Charente
Bed:	3
Bath:	2
Floor:	195 m2
Plot Size:	2627 m2

IN BRIEF

This beautifully restored 18th-century property, complete with an outbuilding featuring a bread oven and a terrace offering panoramic views of the surrounding countryside, is a real gem. The adjoining landscaped grounds, set amongst trees and meticulously maintained, provide an idyllic setting for this property, situated in a quiet little hamlet on the outskirts of Angoulême. Shops and amenities are nearby.



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 195m² farmhouse, set on a large 2,627m² plot in a lush green setting just 10 minutes from Angoulême, offers an ideal living environment thanks to the building's charm and its location in a small hamlet featuring high-quality restored properties and a superb view of the countryside

The main house, with its interconnected split-level layout – which is part of the property's charm – comprises:

- Living area (22m²) with a beautiful open-hearth fireplace
- Dining room (19m²)
- Fitted and equipped kitchen-diner (22m²)
- Walk-in wardrobe/storage area
- Toilet (2.5m²)
- Laundry, pantry and boiler room (14m²)

Accessible via the staircase from the kitchen are two large bedrooms (15m² and 18m²) as well as a new bathroom and separate WC

In the other wing of the house is a lovely master suite comprising:

- Large, light-filled bedroom (18m²)
- Shower room (12.5m²) with WC and storage
- Study (12m²) with superb views

From the entrance to the property, and separate from the main house, is a stone outbuilding comprising a shed (14.5m²) with a working bread oven and an adjoining garage/workshop (28m²) Above, with separate access, is a beautiful, fully restored room (24m²) opening onto a large covered terrace (30m²), offering panoramic views of the swimming pool and the surrounding countryside

4x8m chlorinated swimming pool, recently installed liner

Parking area

Extensive renovation work carried out:

- New private sewage system...

LOCAL TAXES

Taxe foncière: **2400 EUR**

Taxe habitation: **EUR**

NOTES