

Large detached property to refresh with outbuildings and a good-sized garden of 3519m



INFORMATION

Town:	Saint-Gourson
Department:	Charente
Bed:	4
Bath:	1
Floor:	264 m ²
Plot Size:	3519 m ²

IN BRIEF

Set on the edge of a hamlet close to the village of Saint-Gourson, this large property, offering an impressive 264 m² of living space, sits on 3,519 m² of land and includes various outbuildings, giving it the potential to become a wonderful family home.

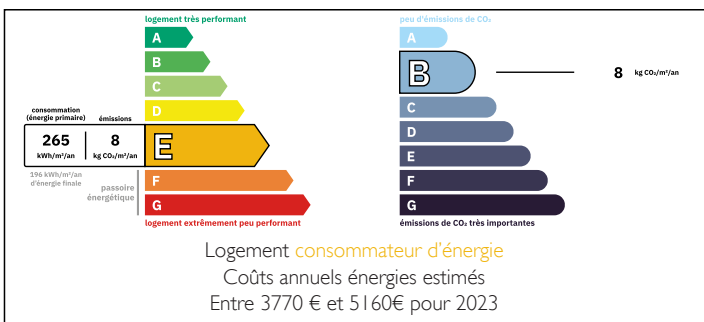
The property comprises a huge open-plan kitchen/lounge/dining area of 102 m², featuring a wood burner and a mezzanine above (35 m²). There is also a separate lounge with a wood burner (29 m²), a second living room with a wood burner (25 m²), and a WC.

Upstairs, a landing (8 m²) leads to four bedrooms (17 m², 15 m², 10 m², and 9 m²), as well as a shower room (4 m²).

Outside, there are gardens to both the front and rear, a lovely terrace with a seating area, and an additional garden just across the lane....



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

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Outside, there are gardens to both the front and rear, a lovely terrace with a seating area, and an additional garden just across the lane. In terms of outbuildings, the property benefits from a large attached garage/storage area of 68 m², a separate outbuilding of 40 m², and a large hangar.

With a little TLC, this property could be truly exceptional.

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