

Immaculately presented detached country residence in a peaceful hamlet, with beautiful grounds & large barn



INFORMATION

Town:	Épénède
Department:	Charente
Bed:	3
Bath:	2
Floor:	140 m ²
Plot Size:	2852 m ²



IN BRIEF

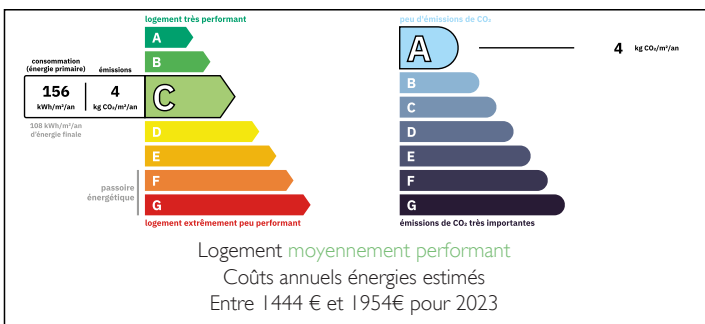
This immaculately presented detached country house is located in a calm, peaceful hamlet is conveniently located not far from the historic town of Confolens.

With the living accommodating offering a conservatory, large modern well equipped dining kitchen, living room, downstairs shower room and master bedroom with dressing room. There are 2 further bedrooms on the first floor and a bathroom.

To the outside there is a vast barn with electricity and ample space for several cars.

There is a designated vegetable plot and 2 small ponds, one of which has a pump and some fish, and several fruit trees.

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

In further detail:-

On arrival at the property there is a driveway leading to the house and vast barn.

Just at the entrance to the property there is a private area with an above ground swimming pool*, a courtyard area and entrance to the large conservatory.

Leading through the conservatory into the large kitchen dining area with exposed beams, tiled flooring, a range of cabinets and a kitchen island, a large pantry cupboard, dining area with French doors overlooking the garden.

Just of the kitchen is a super downstairs master bedroom with a dressing room to the back . There is a window with lovely views on to the garden.

Tiled flooring

There is a downstairs shower room, with a modern shower cubicle, vanity sink and wc. There are tiled walls and flooring and a water heater.

Moving on into the living room, the walls are rendered with some exposed stones and oak beams and a tiled floor, giving a lovely country feel with a woodburner to give extra heat in the cooler months.

There are stairs leading upto the first floor where you will find the first bedroom to the right. Again beautifully presented with exposed oak beams and a lovely view over the countryside.

The seond bedroom again has exposed oak beams and has ample space for your furniture.

The bathroom has a bath with a shower over, tiled walls, vanity sink unit and wc.

To the outside there is a vast barn (approx 350m2)

LOCAL TAXES

Taxe habitation:

EUR

NOTES