

Charming stone house with detached barn, garden, countryside views and peaceful hamlet setting.

## EXCLUSIVE



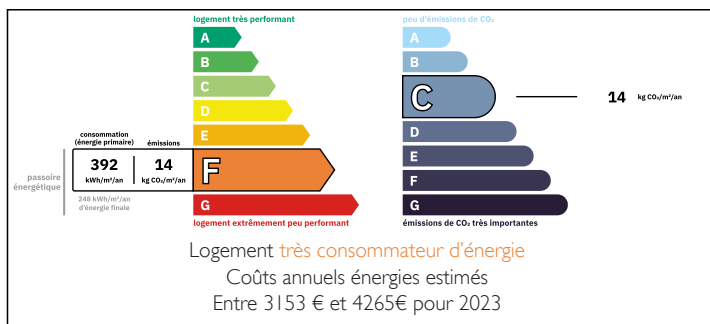
## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Juignac  |
| Department: | Charente |
| Bed:        | 3        |
| Bath:       | 2        |
| Floor:      | 103 m2   |
| Plot Size:  | 850 m2   |

## IN BRIEF

This charming stone house enjoys a peaceful setting with lovely views of the surrounding countryside. Situated on the edge of a small hamlet, just 10 minutes from Montmoreau with its full range of amenities including schools, train station, doctors, dentist, and supermarket.

## 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 property is accessed through gates leading to a gravel driveway with parking for several cars. This attractive stone house, dating from 1739, benefits from a detached barn, summer terrace and an easy-to-maintain garden.

Six steps lead to a raised south-facing terrace with lovely open views across the surrounding countryside.

The entrance opens into a cosy sitting room with wooden flooring, an attractive fireplace fitted with a Godin wood-burning stove, and stairs leading to the first floor.

The kitchen/dining room enjoys views over the garden and countryside beyond, with high ceilings, quarry tiled flooring and a fitted kitchen complete with dishwasher, fridge-freezer and cooker.

The ground floor also offers:

- \* Bedroom
- \* Utility area with plumbing for a washing machine and tumble dryer, plus storage cupboard housing the hot water tank, water softener and additional storage
- \* Bathroom with bath, shower attachment, wash basin and WC

On the first floor:

- \* Large mezzanine landing, ideal as an office space or occasional bedroom
- \* Bedroom with high ceiling
- \* Shower room with WC, wash basin and shower cubicle, plus access to further storage space

Beneath the house is a cellar with a concrete floor and insulated ceiling.

The detached barn has a recent roof, concrete floor and electricity connected, offering excellent potential

## NOTES