

Stunning stone property with attached guest cottage, 12x5m swimming pool, outbuildings and lovely views



INFORMATION

Town:	Sainte-Souligne
Department:	Charente
Bed:	9
Bath:	3
Floor:	380 m2
Plot Size:	3233 m2

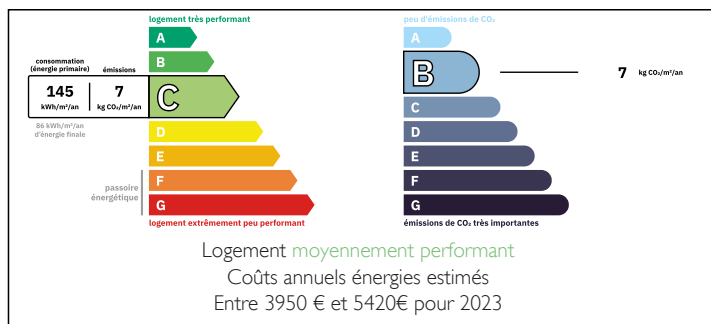
IN BRIEF

Surrounded by open countryside and sweeping views, this beautifully restored Charentaise farmhouse and attached guest cottage combine timeless architectural features with thoughtful modern renovations and excellent energy efficiency. Tucked away at the end of a peaceful country lane in a small rural hamlet, this amazing property enjoys real privacy, character and remarkable versatility.

The generous layout has been designed to suit both family living and guest accommodation, with the possibility of dividing the property into two fully independent homes by simply closing one internal connecting door.

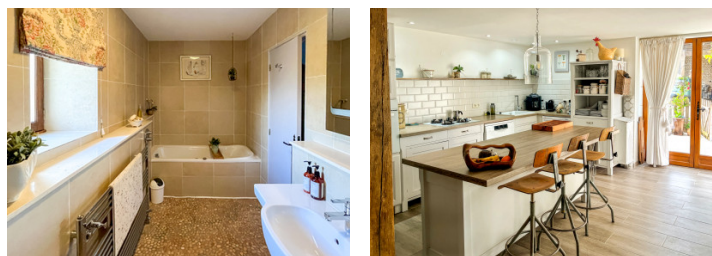
The main house enjoys a stunning kitchen/diner, separate lounge, 7 bedrooms (five on the ground floor) and two bathrooms, whilst the guest accommodation includes another wow-factor kitchen/diner, lounge, two bedrooms and a

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.



LOCAL TAXES

Taxe foncière: 1607 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Surrounded by open countryside and sweeping views, this beautifully restored Charentaise farmhouse and attached guest cottage combine timeless architectural features with thoughtful modern renovations and excellent energy efficiency. Tucked away at the end of a peaceful country lane in a small rural hamlet, this amazing property enjoys real privacy, character and remarkable versatility.

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Outside the grounds include a central courtyard, outbuildings, pretty garden and the beautiful 12x5m heated swimming pool and surrounding terrace.

Dimensions :

Main House : Ground Floor :

Entrance Hall : 21m²

Kitchen/Diner : 30m² with woodburner

Lounge : 33m² with woodburner

Bedroom : 20m²

Bedroom : 17m²

Bedroom : 17m²

Bedroom : 16m²

Bedroom : 15m²

Laundry Room / WC : 4m²

Bathroom and wetroom : 7m²

WC : 2m²

Main House : First Floor :

Landing : 14m²