

Renovated Charentaise with potential for a separate guesthouse, outbuildings, swimming pool, large wooded lot



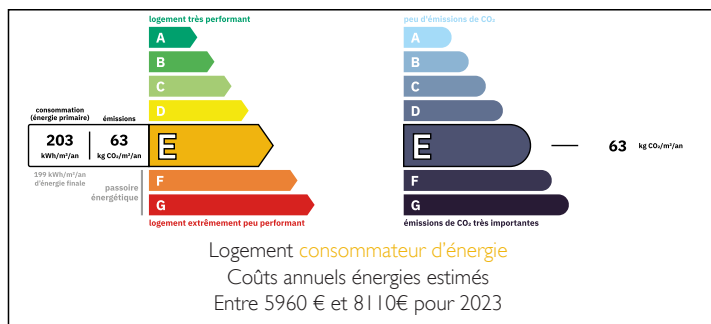
## INFORMATION

Town:	Châteauneuf-sur-Charente
Department:	Charente
Bed:	4
Bath:	1
Floor:	231 m <sup>2</sup>
Plot Size:	13490 m <sup>2</sup>

## IN BRIEF

A fully renovated Charente-style house with 231m<sup>2</sup> of living space, featuring 4 bedrooms and large, bright living areas, as well as a separate guesthouse in need of finishing touches, a large workshop space, a tool shed, and a barn, all set on a large, wooded lot of over 1 hectare

## 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 beautiful, spacious property is situated in a quiet area just 5 minutes from downtown Châteauneuf-sur-Charente and 25 minutes from the Angoulême high-speed rail station.

The ground floor comprises:

- Entryway (15m<sup>2</sup>)
- Fully equipped kitchen/dining area (17.5m<sup>2</sup>)
- Utility room/laundry room (13.5m<sup>2</sup>)
- A 24.5m<sup>2</sup> living room and a 36m<sup>2</sup> living room with a wood-burning stove
- Dining room (30m<sup>2</sup>)
- Office space (9m<sup>2</sup>)
- Boiler room
- Half-bath

The upper floor consists of:

- 4 bedrooms (9, 13.5, 13.6, and 16.6m<sup>2</sup>)
- A 5.5m<sup>2</sup> walk-in closet/laundry area
- Bathroom (10m<sup>2</sup>) with walk-in shower, 2 sinks, and toilet

The outbuildings consist of:

- A 51m<sup>2</sup> guesthouse (ground floor plus upper level) requiring finishing work, with the potential to add an additional 40m<sup>2</sup> via a convertible attic, bringing the total living space to 140m<sup>2</sup>
- A 75m<sup>2</sup> workshop
- A 30m<sup>2</sup> bakery with its own bread oven
- A 91m<sup>2</sup> barn (5m high)

## LOCAL TAXES

Taxe foncière:

1037 EUR

## NOTES

9x5 chlorine-treated pool with a dome Well

Land of just over 1 hectare

No work required on the house, which has been fully renovated and is very well maintained

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>