

Charming stone house with four bedrooms, a large workshop, outbuilding and mature gardens.



INFORMATION

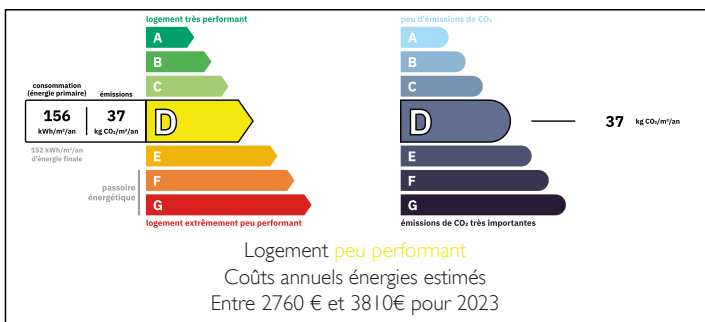
Town:	Mazerolles
Department:	Charente
Bed:	4
Bath:	1
Floor:	177 m2
Plot Size:	5934 m2

IN BRIEF

This attractive stone property offers a warm and welcoming atmosphere, four bedrooms, generous living space and excellent potential for further development. The main house could be extended into the adjoining 103 m² workshop, while a former house of approximately 85 m² could be renovated to create a gîte, guest accommodation or a separate dwelling. The property stands in beautiful gardens of 5,934 m² and is located just 8 km from Montbron and 12 km from La Rochefoucauld.

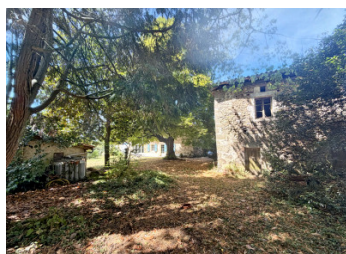


ENERGY - DPE



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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

On the ground floor, the house comprises an 8 m² cloakroom, a cosy 26 m² sitting room with a Godin wood-burning stove, and a 22 m² kitchen retaining attractive features from the former barn. The kitchen leads through to a 22 m² utility room and a 13 m² boiler room. There is also an 8 m² pantry and a 12 m² storage room linking the main house to the adjoining big workshop.

Upstairs, a spacious landing provides an additional sitting area. It leads to four well-proportioned bedrooms measuring 15 m², 12 m², 11 m² and 9 m², together with a family bathroom fitted with a bath and separate shower. There is also a separate WC. The attic is suitable for conversion and could provide further bedrooms or additional living accommodation.

Adjoining the house is a bright and spacious 103 m² workshop with an office area and separate WC. This versatile space could remain as a workshop, be incorporated into the main house to increase the living accommodation, or be converted into an independent dwelling.

The property also includes a former house of approximately 85 m², currently used as an outbuilding. Subject to renovation, it could be transformed into a gîte, guest house or second home.

Outside, the beautiful 5,934 m² garden is filled with impressive mature trees and offers a peaceful setting with plenty of space to enjoy outdoor living. Several wells and rainwater collection systems add to the practical appeal of the property. A lovely covered terrace...

LOCAL TAXES

Taxe foncière: **1385 EUR**

NOTES