LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47617VC16 Price: 230 000 EUR

agency fees to be paid by the seller

5-Bed Charente Country House with Pool, Modern Kitchen & 6,800m Land near a local town with amenities















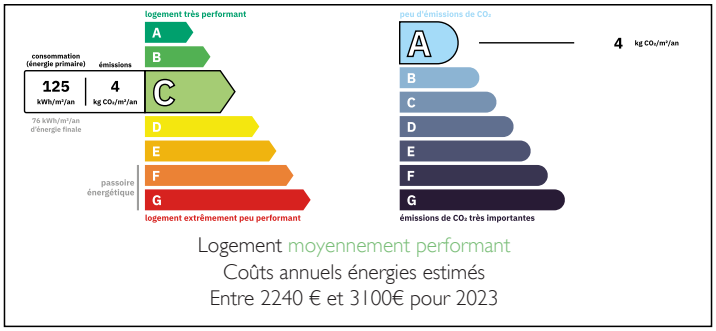
INFORMATION

Town:	Vervant
Department:	Charente
Bed:	5
Bath:	2
Floor:	227 m2
Plot Size:	6873 m2

IN BRIEF

This beautiful property on 6800m2 of land is situated in the Charente countryside in easy reach of amenities. The current owners have kept original features whilst being perfect for modern living with it's large kitchen diner and patio doors to the garden. It has flexible living space and currently has a ground floor bedroom and large shower room.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2240 € et 3100€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**1297 EUR**

NOTES

DESCRIPTION

A stone arched entrance will welcome visitors to this 1860's property, through the electric gates and into the courtyard with space for parking.
The layout of the grounds allows the courtyard to be closed off from the park and pool area. If you have dogs they have a safe area to run without access to the main house.

Ground floor, the central entrance hall is in a typical Charentaise style with rooms leading to the left and right. WC. The hallway is a spacious area with storage for coats and shoes. The owners have preserved the beautiful tiled floor at the entrance.

To the left of the hallway - A modern family kitchen and dining area with wood burning fire, central island with bar stools and dining table make this a practical space for daily living. The kitchen opens into the lounge, both rooms overlook the courtyard and the area can be fully opened to the garden, with the French windows in both areas.
Overlooking the lounge is a mezzanine area, presently an office which could also be a bedroom, there is plumbing in the area and a shower room / WC could be considered.

To the right of the entrance hall is a room presently a bedroom with an insert fire. It could be a second sitting room, office for a music room.
A convenient second kitchen, mezzanine, shower room and separate WC are nearby. This could work well for anyone needing to have ground floor living.
Climb the original wide staircase to the first floor - there are two bedrooms, a shower room and a WC.
Second floor - a large room suitable for a bedroom or other use.

Room sizes -
Entrance (15m2)
Kitchen (40m2)
Lounge...