

Originally a farm, this home is in walking distance to the local shops and restaurant and primary school.



INFORMATION

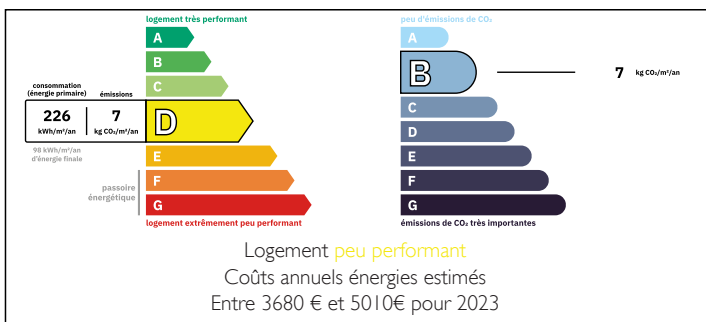
Town:	Marcillac-Lanville
Department:	Charente
Bed:	5
Bath:	3
Floor:	210 m2
Plot Size:	2840 m2



IN BRIEF

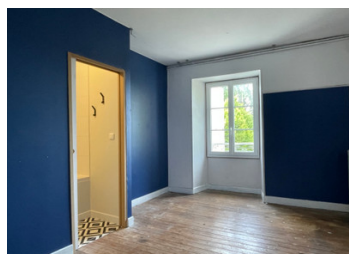
Situated in Marcillac Lanville in the heart of the Charente, this farmhouse with its garden and outbuildings is a lovely home for a family or for a bed and breakfast business.

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 house -

Entrance hall, original tiled floor. WC.

Kitchen, a large room with fitted units, central island and door leading to the cellar with a boiler room.

First lounge, with two ornate fireplaces and a wooden floor this room has windows to the front and rear, flooding the room with light.

Second lounge, a smaller room, again with fireplace and windows to two sides and a door to the garden.

First floor, as the property has been built in an "L" shape there are three bedrooms along one side of the property with two bathrooms, a dressing room and laundry room.

Then, two separate bedrooms with an adjoining shower room.

Attic, a storage space.

Room sizes -

Entrance hall, 11m²

WC

Cuisine 23.7 m²

Salon 31m²

Salon 26m²

Room 15m²

First floor

Bedrooms 10m², bathroom 3.5m², bedroom 12.5m². Bedroom 15.38m² with en suite shower room 12m², laundry room 7m², dressing room 11m²

Bedroom 9.7m², Bedroom 16m² adjoining shower room 3.5m².

Garden, a large, mature garden with trees and shrubs.

Buildings, there are a number of buildings on the plot including two barns, an open covered area and smaller former sty's. There is a room attached to the property, presently used for storage which would be an excelent studio or office area.

LOCAL TAXES

Taxe foncière: 1719 EUR

NOTES