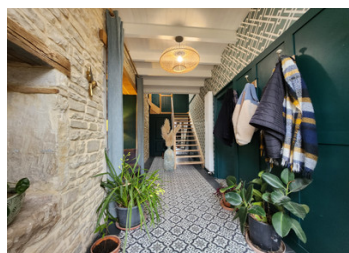
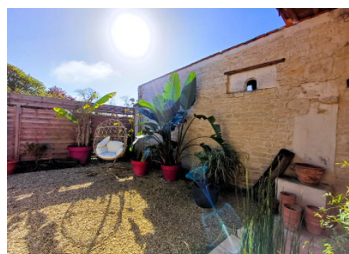


Beautiful renovated Stone farmhouse, magnificent gated entrance, garden room, enclosed courtyard and garden



## INFORMATION

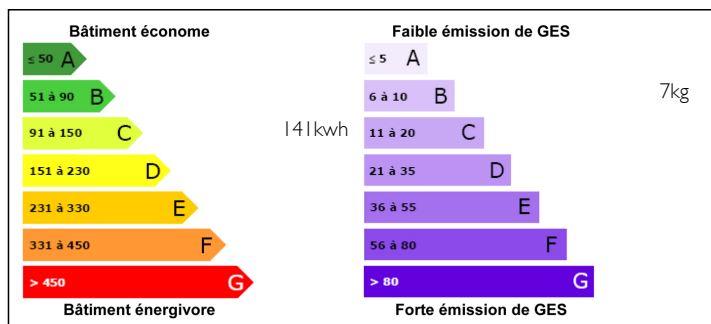
Town:	Ligné
Department:	Charente
Bed:	4
Bath:	2
Floor:	250 m2
Plot Size:	1860 m2



## IN BRIEF

Beautiful stone farmhouse with traditional gated entrance to a private enclosed courtyard. Large enclosed garden with fruit trees and 2 barns and carports. The property is renovated and tastefully decorated with a little further decoration to do in the Games room where there is a traditional Bread Oven and mezzanine floor.

## 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 property is a gem and needs to be seen. Double-glazing throughout. Secondary in the Games Room

From the south facing courtyard you enter into the Main Entrance Hall approx 14m<sup>2</sup> with beautiful modern staircase

WC and Cellar area

Open Archway to Sitting Room 33m<sup>2</sup> with Pellet burning stove and attractive original fireplace - 2 double glazed windows with electric powered shutters

Games Room 26m<sup>2</sup> (door to west facing terrace and garden) with traditional Bread Oven and Mezzanine which could be transformed into a fifth bedroom if desired.

To the other side of the entrance hall is the Kitchen / Dining Room 44m<sup>2</sup> with fireplace and woodburner Laundry Room 11m<sup>2</sup> with door to exterior

### UPSTAIRS

Attractive landing leading to 2 distinct sides of the house each with 2 bedrooms and fully renovated bathrooms with WCs

To the right hand side there is also a small office area or Film Room

Bedrooms are each approx 14, 14, 16 and 20m<sup>2</sup>

The landing leads through to the Mezzanine at the far end and this measures approx 26m<sup>2</sup>

### OUTSIDE

Large gravelled south facing courtyard with 2 barns (used to be animal stables) each of 43m<sup>2</sup> approximately, on 2 levels.

Large open hangar 55m<sup>2</sup>

Summer kitchen with cooking and barbecue area. Picture windows overlooking the West facing garden. Terraces and enclosed garden.

## NOTES