

An attractive and well presented five bedroomed family home in a tranquil location ten minutes from Blanzac



## INFORMATION

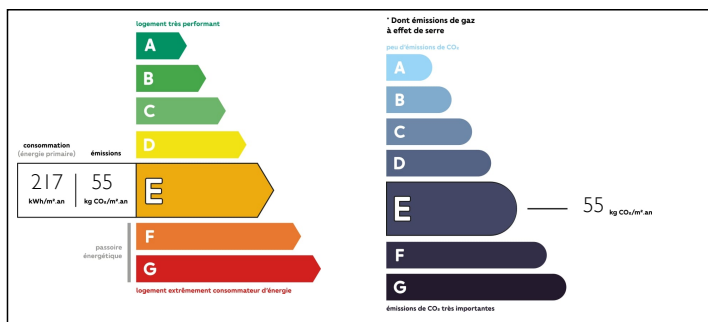
Town:	Coteaux-du-Blanzacais
Department:	Charente
Bed:	5
Bath:	1
Floor:	175 m2
Plot Size:	600 m2

## IN BRIEF

A rare opportunity to acquire a very well presented five bedroom property in excellent order. Spacious accommodation with open plan kitchen / dining room and large family living room. Useful garage, workshop, wine cellar. The manageable garden is in excellent condition with plenty of mature trees for shade and a long covered terrace area for outside dining and leisure.



## 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

The first impression on arriving at the house is that it has been well looked after by its current owners who have renovated and improved it to a very high standard.

The main entrance opens into the kitchen dining area which lends itself very well to open-plan entertaining. The kitchen is well equipped and benefits from a number of appliances to be included in the sale.

There is a downstairs toilet and shower room

The ground floor bedroom is a welcome feature during the hot weather and provides a cooler space for sleeping accommodation

Internal ground floor access through to garage and workshop

Stairs up to the first floor where there is a very large family living room of approximately 51 square metres. The walls feature "pierre apparente" which is pointed charentais stone as well a character period timber beams.

Stairs continue up to four more comfortable sized bedrooms, each with ample storage.

Upstairs toilet.

Outside

The garden has been well tended and there are mature trees providing shady areas to sit during the warmer summer months as well as a long terrace for outside dining and leisure pursuits.

A well and various outbuildings which include a garden office complete the ensemble.

Dimensions

Kitchen 5.6 x 3.9 metres

Dining Room 4.1 x 5.4 metres

## LOCAL TAXES

Taxe foncière: **808 EUR**

## NOTES