

Beautiful stone house with no immediate neighbors, guest house, vast barn and beautiful mature gardens

## EXCLUSIVE



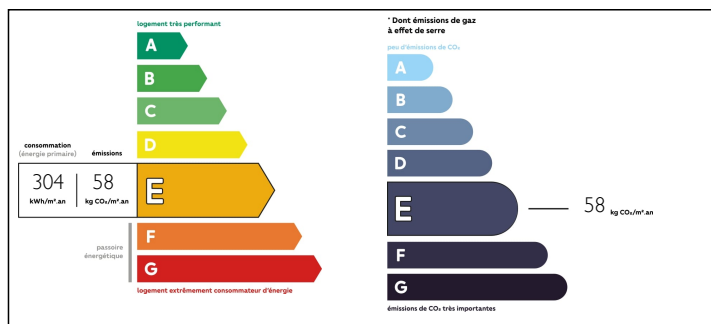
## INFORMATION

Town:	Chassiecq
Department:	Charente
Bed:	3
Bath:	3
Floor:	277 m2
Plot Size:	17180 m2

## IN BRIEF

Discover your own piece of paradise! This enchanting stone building, nestled in a serene setting, is truly a rare gem. Just a short drive from the vibrant village of Champagne-Mouton, offering a diverse range of amenities. Embraced by mature gardens and captivating views, this property presents an abundance of potential for various purposes. While it may benefit from a bit of tender loving care, the house already boasts mostly double-glazed windows, a relatively new oil-burning boiler (less than 10 years old), and a separate guest house. Currently featuring three bedrooms in all, the main house provides ample space to potentially create two additional bedrooms. Immerse yourself in the tranquil ambiance of this stunning property – an invitation to indulge in relaxation and charm.

## 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 property in more detail ...

### MAIN HOUSE :

- Large entrance/veranda : 30 m<sup>2</sup> linking the main house and the guest house
- Kitchen : 24,4 m<sup>2</sup> fitted and equipped. Bay window to terrasse and garden. Mezzanine : 17,1 m<sup>2</sup>
- Pantry
- Shower room : 4,9 m<sup>2</sup> with WC, shower and sink
- Corridor : 4,1 m<sup>2</sup>
- Office : 15,4 m<sup>2</sup>
- Bedroom 1 : 11,1 m<sup>2</sup>
- Living room 56,8 m<sup>2</sup> fireplace, door to garden and terrasse, and mezzanine : 27,7 m<sup>2</sup>
- Bedroom 2 : 16,8 m<sup>2</sup> with mezzanine : 12,6 m<sup>2</sup> ideal to create a dressing room. And ensuite shower room : 7,3 m<sup>2</sup> with WC, sink and shower

## LOCAL TAXES

Taxe foncière: **558 EUR**

### GUEST HOUSE :

- Ground Floor : 39,5 m<sup>2</sup>
- Loung with wood-burner.
  - Kitchen corner
  - Shower room with WC, shower and sink

First Floor : 39,5 m<sup>2</sup>

- Large bedroom

### OUTSIDE :

- Vast barn : 120 m<sup>2</sup> containing the boiler and the oil tank.
- Parking area with large gate to access the property
- Well
- Old swimming pool to redo
- 1,7 hectares of land almost entirely fenced. Some parts of the fence need repair and securing
- Mature plants and trees, over 1000 trees have been planted over the past 30 years

## NOTES