

UNDER OFFER Superb spacious village property with a stunning garden, large barn with an atelier



INFORMATION

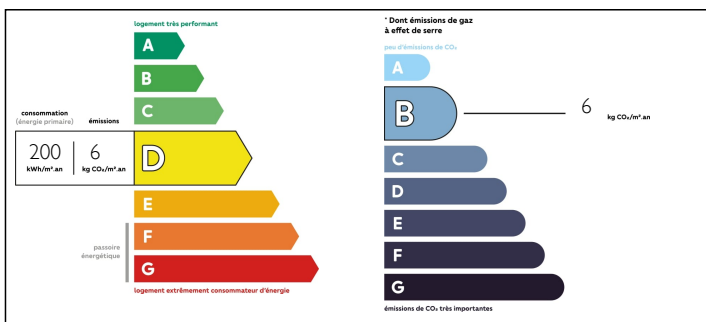
Town:	Saint-Maurice-des-Lions
Department:	Charente
Bed:	4
Bath:	2
Floor:	156.5 m2
Plot Size:	1595 m2

IN BRIEF

16th century house completely renovated in 2021. Once you walk through the front door or enter with your car via the electric gates into the courtyard, you are transported. It is like another world in this really amazing property that has so much to offer. Stylish, elegant, cozy et homey



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

On the ground floor, a hallway (7.8m²) leads to a large living/dining room (39m²) with its wood-burning stove, a fitted kitchen (18.2m²) also with a wood-burning stove and French doors opening onto the splendid garden. A w.c. (1.7m²) a scullery (7.7m²), cupboard and access to an underground vaulted cellar complete this floor.

On the first floor there is a large master suite (18.7m²) with an ensuite bathroom and w.c.(4.2m²), two bedrooms (17.4 & 13.7m²), a dressing room/study (7.4m²), w.c.(1m²) bathroom (4.8m²) and shower room (2.5m²).

On the second floor is a converted attic area that could be a further bedroom or games room (20m²) & not included in the 156m² with access to the remaining attic on both sides.

More details:

Connected to Mains drains, so no fussy septic tank to deal with.

High-capacity electric water heater with solar panels, humidity-controlled ventilation, electric heating (intertie radiators)

The property is connected to SFR fibre optics.

A 200m² barn on two levels, including a 70m² renovated and insulated workshop (cellulose wadding) on the first floor.

An outbuilding of 40m² on two levels

A courtyard for parking cars

A covered terrace with brick barbecue

Garden with flowers and trees, not overlooked and fenced off with a glasshouse and vegetable patch.

House situated 5 mins from Confolens, 15 mins

LOCAL TAXES

Taxe foncière: 1000 EUR

NOTES