

Stone Charentaise house with 3 bedrooms, courtyard, garden and numerous outbuildings, in a quiet hamlet

## EXCLUSIVE



## INFORMATION

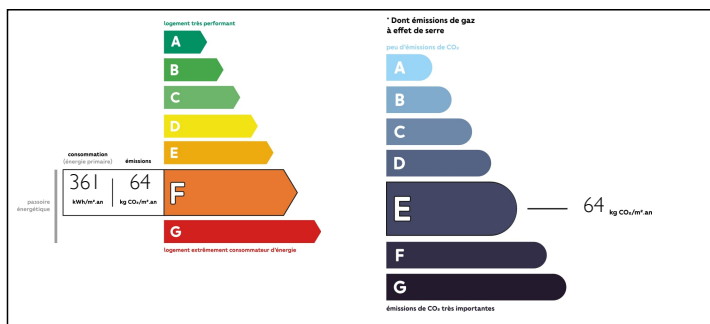
|             |           |
|-------------|-----------|
| Town:       | Angoulême |
| Department: | Charente  |
| Bed:        | 3         |
| Bath:       | 1         |
| Floor:      | 176 m2    |
| Plot Size:  | 2140 m2   |

## IN BRIEF

Let yourself be seduced by this property, in need of renovation but habitable in its original state, in a pretty little hamlet surrounded by vineyards. Excellent location, less than 30 minutes from Angoulême and Cognac. TGV station for Paris in 1h25, Bordeaux 35mn

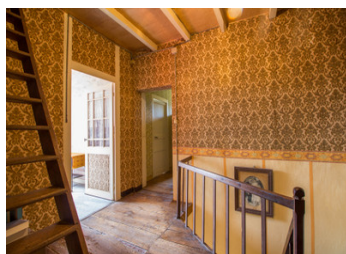


## ENERGY - DPE



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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.



## NOTES

## DESCRIPTION

This immediately habitable farmhouse, situated in a quiet hamlet near Angoulême, offers superb potential for conversion/expansion with its numerous adjoining outbuildings.

The Charentaise, with 176m<sup>2</sup> of living space, comprises on the ground floor:

- Entrance hall (9m<sup>2</sup>) with staircase to first floor
- Dining kitchen with wood burner (25m<sup>2</sup>)
- Living area (23m<sup>2</sup>)
- Study (7m<sup>2</sup>)
- Shower room with WC (9m<sup>2</sup>)

The staircase from the entrance hall leads to the 1st floor where you will find :

- Bedroom 1 (14.7m<sup>2</sup>)
- Bedroom 2 (11.4m<sup>2</sup>)
- Bedroom 3 (18.3m<sup>2</sup>)
- Dressing room or small bedroom that can be enlarged (7m<sup>2</sup>)
- Large attic of 45m<sup>2</sup> that could be converted, plus an area of 48m<sup>2</sup> for storage.

The outbuildings comprise :

- Former dwelling on 2 levels (100m<sup>2</sup>) that could be converted into an independent gite
- Former stable of 70m<sup>2</sup> on 2 levels, which could also be converted into a gite
- Open shed with vat room (65m<sup>2</sup>)
- Closed hangar (67m<sup>2</sup>)
- Wine storehouse (18m<sup>2</sup>)
- Workshop (12.5m<sup>2</sup>)
- Metal hangar with large storage and parking area (280m<sup>2</sup>)

Enclosed,...