

Spacious 4-bedroom house and former 16th century logis, with barn and outbuildings, near Chalais.

EXCLUSIVE



## INFORMATION

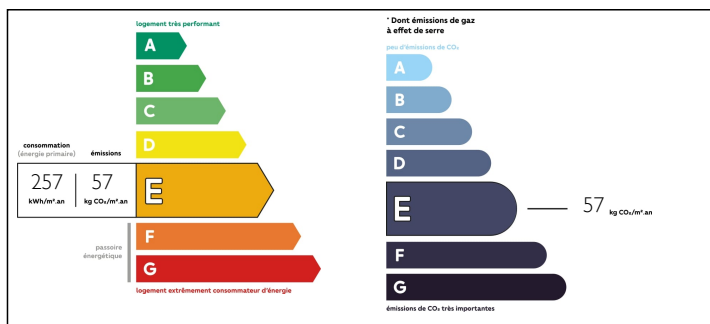
Town:	Médillac
Department:	Charente
Bed:	4
Bath:	2
Floor:	170 m2
Plot Size:	3647 m2

## IN BRIEF

This character house is located in a small village, not far from Chalais, a small town with all amenities and a large weekly market. Pleasantly laid out, it offers spacious accommodation and is in good general condition. The former 16th century dwelling (adjoining) is now used as a barn, but has some fine period features. It could potentially be converted to create a gîte or a second house. The large grounds have a well and a spring. Ideally situated 1 hour from Angoulême and Périgueux, and 1h15 from Bordeaux.



## 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.



## LOCAL TAXES

**Taxe foncière: 1049 EUR**

## NOTES

## DESCRIPTION

The house has oil-fired central heating, double glazing throughout and good roof insulation. It is composed as follows:

### GROUND FLOOR:

- Entrance hall (8.4m<sup>2</sup>) with storage room and toilet.
- Living room with fireplace (31 m<sup>2</sup>)
- Kitchen (24.3m<sup>2</sup>)
- Adjoining room - former summer kitchen - (17.8m<sup>2</sup>)
- Bedroom (11 m<sup>2</sup>) with shower room

### First floor:

- Large landing (8m<sup>2</sup>) with toilet
- Bedroom (21.5m<sup>2</sup>) with en-suite shower room
- 2 Bedrooms of 18.3 and 17.3 m<sup>2</sup> respectively, each with its own washbasin.

### Logis:

- Barn of 80 m<sup>2</sup>, formerly on 2 levels
- Magnificent 16th-century stone staircase
- 1 room upstairs
- Cellar

### Adjoining outbuildings:

- Stable (60m<sup>2</sup>)
- Cellar (4.6m<sup>2</sup>)

Large garden of 3647m<sup>2</sup> with well and spring.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>