

UNDER OFFER. Beautiful old stone 5 bed farmhouse with barns & over 1.4 ha land; quiet hamlet location.



INFORMATION

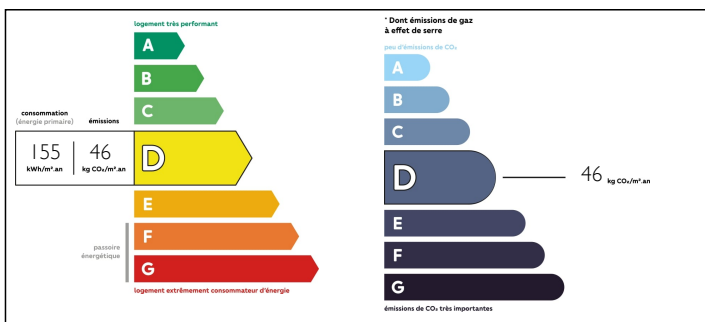
Town:	Sauvagnac
Department:	Charente
Bed:	5
Bath:	4
Floor:	260 m2
Plot Size:	14250 m2

IN BRIEF

A beautiful property comprising an old stone 5 bed farmhouse, large barn, hangar barn, smaller outbuilding and 14,250m² adjoining land. Formerly a rural gite with attached owners cottage, this lovely farmhouse offers 260m² living space, plenty of character features and great potential as a permanent or holiday home. Includes 5 bedrooms, 4 bathrooms, 2 kitchens and 3 reception/living rooms, 2 very spacious, all set over two levels. Central heating is oil-fired with electric hot water and the septic tank conforms with existing regulations. Outside, there is a large barn of 120m², a hangar barn of 53m² and a smaller outbuilding of 40m². The attached land of 14,250m² is mainly fields with a few trees, including some fruit trees. Located in a quiet hamlet in Sauvagnac, basic amenities can be found in the nearby village of Massignac while full amenities can be found in Montbron and La Rochefoucauld. Transport links include...



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

Hamlet property comprising a five bed farmhouse of 260m², barn, hangar barn, smaller outbuilding used for drying tobacco and attached plots of land totalling 14,250m².

The old stone farmhouse was previously used as an owners cottage and gite by a former owner, each with their own self-sufficient, yet separate, living spaces albeit with a first floor internal connection. Used only as one large house for the last 11 years, it could continue to be used as such or the gite could be reinstated.

Boasting many character features (open fireplaces, wood beams, stone walls, high ceilings), the house is in good condition with no major work needed. The roof is insulated and waterproofed, there is oil-fired central heating and the septic tank has just been checked and certified conforming with existing regulations. It also has a good energy efficiency rating.

Entering through the main door takes you into the spacious (36m²) salon/dining room of the owners house which has a tiled floor and large open fireplace. It opens onto the adjoining kitchen (15.5m²) with double height ceiling and enough space for a small breakfast table. Leading off the salon/dining room is a smaller salon (19m²) off which there is the downstairs shower room with WC (4.5m²) and the boiler room (2.5m²).

An old wooden staircase leads to the first floor and a landing and corridor (13m²) that leads to all rooms. The first bedroom (24m²) has a double height ceiling and could be divided into...

LOCAL TAXES

Taxe foncière: 1076 EUR

NOTES