

## Detached 4 bed farmhouse on 2.7ha of land with barns



## INFORMATION

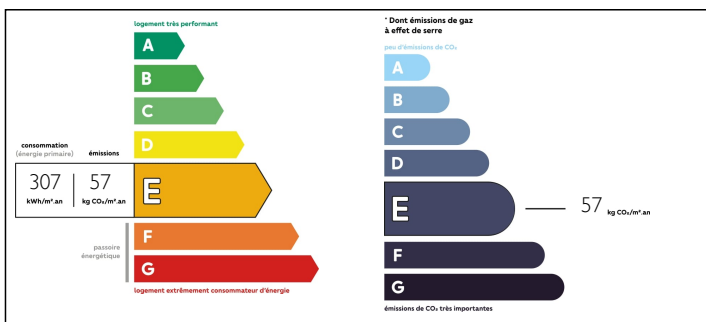
Town:	Saint-Gourson
Department:	Charente
Bed:	4
Bath:	1
Floor:	153 m2
Plot Size:	27213 m2

## IN BRIEF

Located in the beautiful Charente countryside just 7km from the town of Champagne Mouton.



## 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: 122 EUR**

## NOTES

## DESCRIPTION

A gated gravel driveway leads up to this former farmhouse with attached outbuildings forming an L shape courtyard allowing for parking for several vehicles.

### GROUND FLOOR

Entrance hall

WC (1.9m<sup>2</sup>)

Utility room (6.4m<sup>2</sup>) was formerly a bathroom

Kitchen (19.5m<sup>2</sup>) with insert woodburner

Living room (28.4m<sup>2</sup>) French doors to a the rear terrace, a woodburner and staircase

Boiler room (24.4m<sup>2</sup>)

Cellar (36.3m<sup>2</sup>)

### FIRST FLOOR

Bedroom 1 (27.8m<sup>2</sup>)

Dressing room (7.5m<sup>2</sup>)

Bathroom (17.3m<sup>2</sup>) shower, bath, wc, twin basin. Large enough to create 2 bathrooms.

Bedroom 2 (15.8m<sup>2</sup>)

Bedroom 3 (12.37m<sup>2</sup>)

Bedroom 4 (16.11m<sup>2</sup>)

Attached stone barn (133m<sup>2</sup>) with 3 stables and attached 60m<sup>2</sup> lean-to at the rear that has in the past been used as a field shelter.

Car port (25m<sup>2</sup>)

Workshop (23m<sup>2</sup>)

Store room (13.5m<sup>2</sup>)

Other wooden sheds for logs and poultry.

Well

The land comprises orchards, fields, garden and woods. An ideal property for someone wanting a self sufficient lifestyle, for keeping horses or animals or perhaps even creating a campsite.

The property has oil central heating and a conforming septic tank and is immediately habitable but would benefit from some refreshing work.

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Information about risks to which this property is