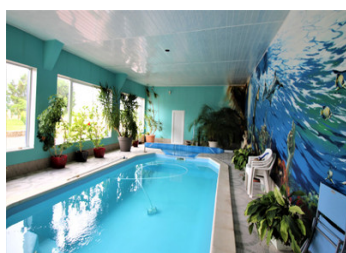
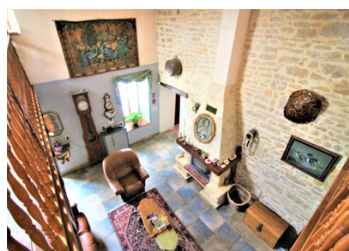


4 bedroom Charentaise house, indoor swimming pool, jacuzzi, 2 gites, large hangar, outbuildings, pond, 7 ha



## INFORMATION

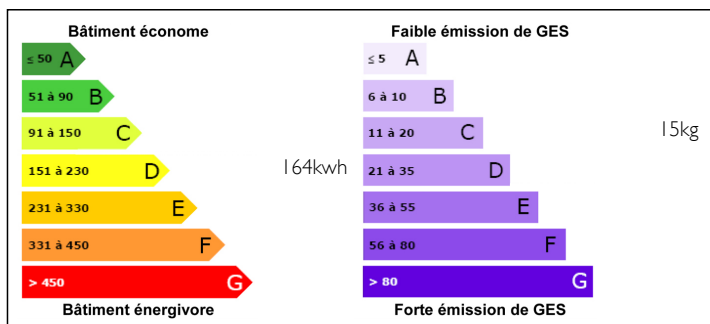
Town:	Villefagnan
Department:	Charente
Bed:	7
Bath:	4
Floor:	400 m2
Plot Size:	73138 m2



## IN BRIEF

This traditional Charentaise long house has been sympathetically renovated and retains many original features, such as exposed beams, stone walls, and fireplaces. It offers generous living accommodation divided over two floors as well as an indoor heated swimming pool and jacuzzi, shower room, WC and hallway. It benefits from oil central heating / heat pump, double glazed windows, large terrace for alfresco dining and summer barbecues. Behind the house is a good size vegetable garden, large outbuilding / hangar, 2 garages and other outbuildings for storage etc, fully fenced and not overlooked, private parking. It is ideally situated in a quiet hamlet, surrounded by countryside. Only 2.5km from Villefagnan and 12km from the larger market town of Ruffec, with its amenities, schools, hospital and train station. It would make a perfect family home, with potential for B&B, 2 gites and equestrian etc. Potential for further development.

## 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: **3500 EUR**

## NOTES

## DESCRIPTION

Main house.

Enter the house from the front garden / terrace into a generous kitchen breakfast room to your right, with tiled floors, fireplace / wood burner, fitted kitchen with integrated appliances. To the right of the kitchen, enter into a large lounge or formal reception room, with tiled floors, fireplace, bistro bar and stairs leading to the first floor. Continue from the lounge to a generous ground floor bedroom. To the left of the entrance you will find a large sunroom with heated indoor swimming pool, and separate jacuzzi room.

First floor: As you arrive on the landing in front, you have a generous mezzanine, currently used as an office. Continue onto a long corridor where you will find 3 double bedrooms to the left, continue to the far end and there is a generous family bathroom with tiled walls and floor, free standing shower cubicle, corner bath, WC and hand basin.

This generous family home benefits from: oil-fired central heating / heat pump, double glazed windows, large terrace for alfresco dining and summer barbecues. Behind the house is a good size vegetable garden, large outbuilding / hangar, 2 garages and other outbuildings for storage etc. Fully fenced and not overlooked, private parking.

In addition to the main house there are also 2 independent cottages, with their own separate access and gardens.

Cottage 1:

Ground floor; Kitchen, lounge, bathroom, WC.

First floor; 2 bedrooms.

Garden, terrace and parking.

Cottage 2:

Ground floor; Kitchen / breakfast room, lounge, 1 bedroom, bathroom.

Garden, terrace and...