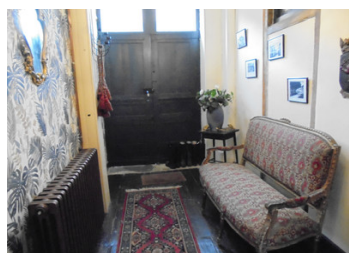


Impressive 6 Bedroom Stone Village House and Attached Cottage with Gite Potential



INFORMATION

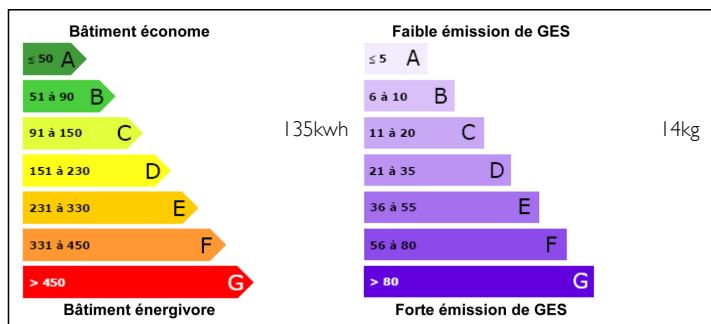
Town:	Salles-Lavalette
Department:	Charente
Bed:	6
Bath:	3
Floor:	317 m2
Plot Size:	427 m2



IN BRIEF

This large and elegant stone house is in the centre of a popular village with its own boulangerie and restaurant but is just only 10 miles from Aubeterre Sur dronne, voted one of the prettiest villages in France.. Part of the property dates back to the 13th Century and it has been tastefully renovated by the current owners to retain it's original features. It also offers a large stone walled garden and an attached cottage which could be used as a gite or just extra living accommodation. Viewing highly recommended!

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: 1900 EUR

NOTES

DESCRIPTION

You enter the property through an impressive old oak door into the central hallway (9m²) with original oak floors.

To the left is the large living room (43.5m²) with beams and original fireplace and log burning stove. There are doors from here to the front courtyard garden - a very social space.

To the right is access to the summer kitchen/games room (27m²) and this leads to the remainder of the attached cottage, which, with renovation could make a lovely gite.

Through from the living room is a corridor, leading to the cosy kitchen (21.5m²) which has an original fireplace and log burning stove.

To the left a long corridor leads to the dining room (14.8m²) and snug (19.6m²), both with their original fireplaces.

There are two old oak staircases to the 1st floor, one from the central hallway and one from the corridor.

Upstairs, there are 6 large bedrooms (14m², 12.8m², 10m², 12m², 20.6m² and 14.5m²) - two with en-suite shower room - and one bathroom, which can act as an en-suite.

There are more stairs to the huge attic space, which is fully insulated and has head height. This could provide extra accommodation if needed.

Outside, there is a sunny terrace and, beyond, a large walled garden, laid mostly to lawn.

A substantial property, not to be missed!

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