

1850's period Charentaise house in a peaceful village between Chateauneuf and Segonzac



INFORMATION

Town:	CHATEAUNEUF SUR
Department:	CHARENTE Charente
Bed:	4
Bath:	2
Floor:	150 m ²
Plot Size:	40 m ²



IN BRIEF

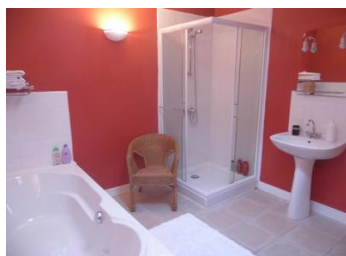
This was formerly 2 houses and has been opened up into one, with the addition of a large roof terrace on the first floor. Extremely well planned and renovated with quality materials, new electrics, plumbing, insulation and double glazed windows with shutters. Situated in the picturesque village Graves Saint Amant, near a small river off the Charente, with lovely walks and cycling paths nearby. The closest town is Chateauneuf 6 km and Jamac is 10km. Accessible to Bordeaux Airport in 110km, an hour 15 minute drive.

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.



DESCRIPTION

GROUND FLOOR featuring large cream tiles throughout

Entrance Hall 12m² with staircase to guest rooms

Dining room 16m² with decorative fireplace

Kitchen 18m² newly fitted, with double ceramic sink and fireplace with log burner, door to exterior

Sitting room 21m² double aspect windows and featuring walnut period staircase leading to master bedroom

Gym 10m²

Laundry room 5m²

Bathroom 9m² newly fitted with shower and bath

1st FLOOR original wooden floorboards throughout
Master bedroom with ensuite shower and dressing room 15m²

2 Bedrooms 15, 13m²

Study/bedroom 12m² leading to

Roof Terrace 36m² A totally private south facing terrace, with space for sitting and dining

2nd FLOOR

Bedroom 20m² and renovated attic with storage in the eaves

LOCAL TAXES

Taxe foncière:

600 EUR

NOTES