

Rare find- Maison de maitre from the 1890's with 2.8 hectares of land in a very private location

## EXCLUSIVE



## INFORMATION

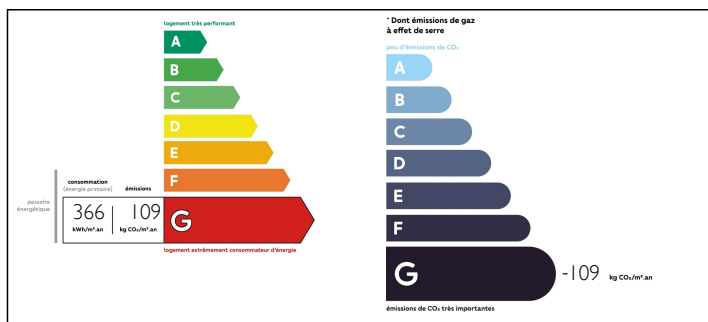
Town:	Brigueuil
Department:	Charente
Bed:	4
Bath:	1
Floor:	145 m2
Plot Size:	27427 m2

## IN BRIEF

This stunning south facing property is like stepping back in time - totally unruined but now requiring a sympathetic restoration. On the outskirts of the pretty village of Brigueuil but totally hidden in this wonderful secluded setting. The property has a large plot of grassland and would be ideal for someone keeping horses or animals.



## 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: 1120 EUR

## NOTES

## DESCRIPTION

A private entrance leads into this very hidden property. It is being sold as it stands with the contents and a wealth of history behind its doors. It has all the features you would expect in a property of this era - open fires, beams and original floors throughout.

### GROUND FLOOR

Hallway with stairs to the 1st floor

Living room double aspect with an open fireplace (31.7m<sup>2</sup>)

Study with a fireplace (13.3m<sup>2</sup>)

Dining room (17m<sup>2</sup>) with a fireplace

Kitchen (13.22m<sup>2</sup>)

### FIRST FLOOR

Bedroom 1 (16.8m<sup>2</sup>)

Bedroom 2 (16.9m<sup>2</sup>)

Bedroom 3 (12.9m<sup>2</sup>)

Bedroom 4 (13.2m<sup>2</sup>)

Bathroom - sink, bath & wc

A staircase leads up to the attic that would make a wonderful master suite with its stunning exposed timbers.

Attached to the house is a barn which has a staircase leading up to the former maids room and a mezzanine overlooking the barn.

To the side of the barn is a garage, gardeners shed and another small outbuilding.

The attached grazing land is gently undulating with lots of mature trees plus a separate small plot opposite the property.

- The roofs are all in excellent order.
- Fosse septique non conforming.
- Electrics recently installed.