

Beautifully renovated former barn. 5 bedrooms. 2 shower rooms. Garden and open view.



## INFORMATION

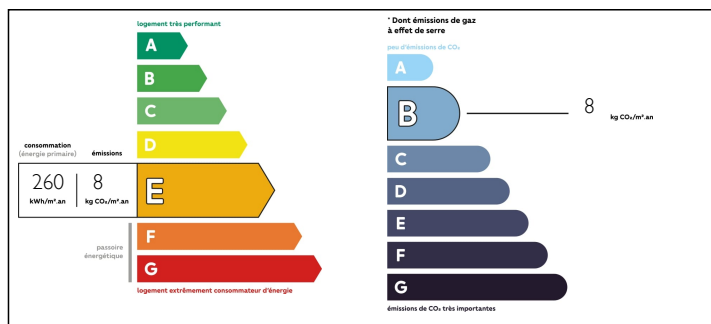
Town:	Saint-Claud
Department:	Charente
Bed:	5
Bath:	2
Floor:	293 m2
Plot Size:	3074 m2

## IN BRIEF

Panoramic country view for this beautiful, perfectly renovated old barn! This charming and comfortable hamlet house has been tastefully converted. It combines the comfort and modernity of a quality renovation (new roof, plastering, double glazing, brand new kitchen, beautiful volumes of the rooms) and the soul of a character house which has kept old elements: parquet floors, beams and exposed stones. Its five bedrooms, two bathrooms, vast living/dining room and its mezzanine with a particularly warm volume, make it an ideal house to receive family and friends! In a country setting, this house is only 3 km from St Claud, a village where you will find the main amenities, 8 km from the small town of Chasseneuil and 38 km from Angoulême (2h00 from Paris and 35 mn from Bordeaux by TGV). To visit without delay !

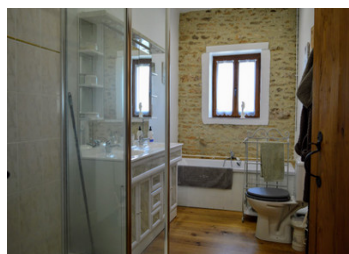


## ENERGY - DPE



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: 1050 EUR**

## NOTES

## DESCRIPTION

### ON THE GROUND FLOOR

- \* A beautiful entrance hall open on the living room and the mezzanine : 34 m<sup>2</sup>.
- A large living room / dining room overlooking the terrace and garden: 57 m<sup>2</sup> \* Bedroom 1: 25 m<sup>2</sup> with parquet floor, beams and stone walls
- \* Bedroom 1: 25 m<sup>2</sup> on floating parquet floor, beams and visible stones
- \* A fitted kitchen with access to the garden: 18 m<sup>2</sup>.
- \* A workshop / storeroom adjoining: 32 m<sup>2</sup>.

### ON THE FIRST FLOOR (parquet floor on the whole floor)

- \* Living room in mezzanine: 39 m<sup>2</sup> with exposed roof timbers
- \* Bedroom 2: 25 m<sup>2</sup> with exposed beams and stones
- \* Bathroom (and shower) accessible from bedroom 2 or the mezzanine: 8.6 m<sup>2</sup> with twin basins, a toilet, a towel warmer
- \* Bedroom 3 / or office: 18 m<sup>2</sup>, exposed stones
- \* Room 4: 24 m<sup>2</sup> with dressing room and private shower room (with WC, a basin, towel radiator)
- \* Room 5: 16 m<sup>2</sup> with private dressing room

Terrace. Garden. Carport. Small animal shed.

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