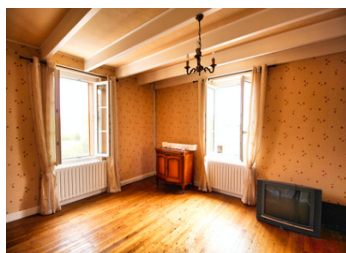


Detached Maison de Maître with many outbuildings and almost 5 hectares of land

EXCLUSIVE



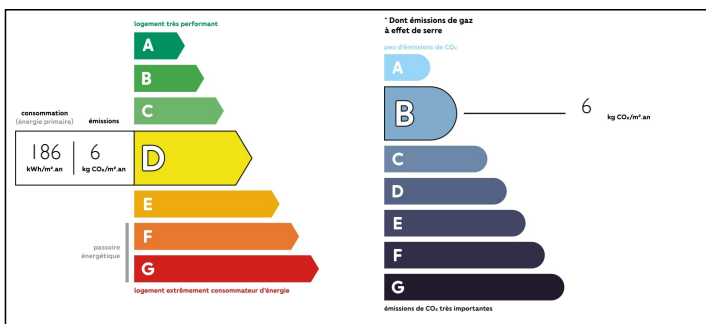
INFORMATION

Town:	Lupsault
Department:	Charente
Bed:	4
Bath:	2
Floor:	159 m2
Plot Size:	48109 m2

IN BRIEF

This 4 bedroomed stone house provides loads of space, both inside and outside. The main house is very comfortable with central heating (heat pump installed in 2020), double glazed windows and a newly installed septic tank (2019). Most of the open fronted barns are built around a central courtyard. There's also a big closed barn and some workshops. One of the outbuilding would lend itself perfectly to be changed into a guest house (subject to planning permission) with private garden. The property is currently used as an agricultural farm, but could be equally used for cars, animals / horses, camping cars, etc. The 48,000 m² of land are all contiguous and are divided into a courtyard, garden, forest, and agricultural field.

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

The property in further detail:

Ground floor:

Entrance hall (12,5 m²) tiled

Corridor (6 m²) with wooden staircase

Kitchen (31 m²) with tiled floor, fireplace and fitted kitchen units, there are sliding doors to the veranda (19 m²) and a door to the chai (approximately 75 m², currently used as utility room)

Living room (24 m²) with parquet floor

Shower room (6,5 m²) with toilet

Room to renovate (15 m²)

First floor:

4 bedrooms (9, 10, 14 and 17 m²)

Shower room (10 m²) with separate toilet

Storage room

Ladder to attic

The main house is very comfortable with central heating (heat pump installed in 2020), double glazed windows and a newly installed septic tank (2019).

Outbuildings:

Barn (approximately 240 m²) attached to the house with concrete floor

Hangars (in total about 600 m²) around a central courtyard

Atelier and heating room (approximately 20 m²)

Pigsties and garage (100 m²)

Garage (40 m²)

Workshop (approximately 50 m²)

Gardens

Front garden, large parking area

Graveled courtyard, access lane through private forest

Approximately 3,2 hectares is currently used agriculturally.

More pictures and plans available upon request.

LOCAL TAXES

Taxe foncière: 1050 EUR

NOTES