

Detached stone house, 4 bedrooms, Land 1.3h, mature garden. Outbuildings, garages, well .5 minutes from Baignes



INFORMATION

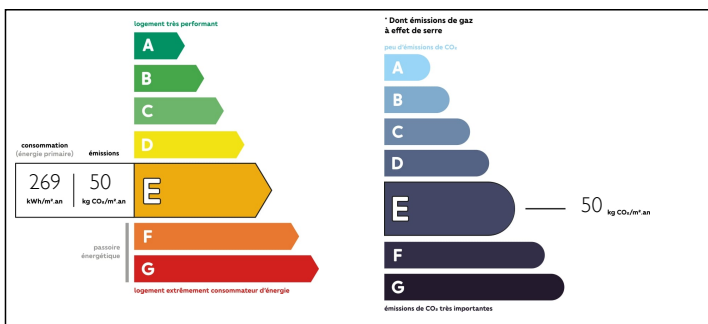
Town:	Baignes-Sainte-Radegonde
Department:	Charente
Bed:	3
Bath:	1
Floor:	200 m2
Plot Size:	13115 m2

IN BRIEF

Located in the south of the Charente department, 5 minutes from Baignes, this beautiful stone house offers you a magnificent and peaceful living environment. This property is detached, without vis-à-vis and no neighbours nearby. Access is via an electric gate onto a private driveway. On the ground floor a large entrance hall, a fitted kitchen with adjoining dining room, 2 large living rooms, a bathroom, WC and a first garage. Upstairs, a mezzanine, 4 bedrooms, one of which is accessed through another bedroom. Outside a covered terrace with barbecue A workbench and a second garage. Outbuildings: pig bay, small house to renovate. Bread oven Garden with trees and fenced - possibility to add a swimming pool. Land located at the back of the house suitable for horses on 1.3hec. Well To note Double glazing with the exception of a few overglazing windows. Aluminum shutters Oil and wood heating Roof redone about 10 years ago Septic tank compliant



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

MORE PHOTOS AVAILABLE AND PLAN OF THE HOUSE ON REQUEST

On the ground floor

Entrance hall 17m²

On the right a first living room 33m² with an wood stove

At the end of the entrance hall you access a corridor of 13m²

adjoining garage of 25m²

a toilet

a bathroom with shower, bathtub and sink of 7m²

a cellar of 8m²

In the continuity of the corridor

a 20m² fitted kitchen opening onto a 19m² dining room

from the dining room you access a second living room of 30m² giving you access to the mezzanine of 17m²

Upstairs, a landing of 8m² brings you to the 3 bedrooms of 8m², 13m² and the last one being in a row, either 2 bedrooms of 9m² or a large bedroom of 18m².

Attached to the house

3 small outbuildings : 2 of 4m² and 1 of 8m²

a small house of 11m² on the ground floor and an upper floor of 11m². To be completely renovated a shower and a toilet

a large covered terrace of 33m² with its barbecue

another garage of 21m²

a 23m² workbench

a traditional bread oven

Land

An enclosed garden with trees

A land of about 1 hec at the back of the house which can accommodate horses accompanied by its charming pond.

5 mins from Baignes Sainte Radegonde, 20 mins

LOCAL TAXES

Taxe foncière: 977 EUR

NOTES