

Beautifully renovated 3 bedroom house with an attached barn and garden with an above ground pool



INFORMATION

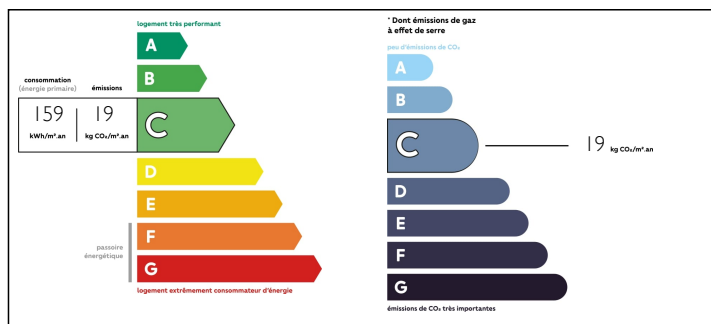
Town:	Saint-Christophe
Department:	Charente
Bed:	3
Bath:	2
Floor:	172 m2
Plot Size:	2395 m2

IN BRIEF

In a peaceful location and beautifully renovated with style and taste whilst retaining that lovely character of a stone property. This house is situated just 3km from the village of St Christophe in the Charente.



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: 1248 EUR

NOTES

DESCRIPTION

The first thing you notice when you walk into this pretty house is how bright and welcoming it is, a house anyone would surely be pleased to call their home!

Through the main front door is an open plan living area (54m²) with well equipped kitchen and views across the field opposite.

At the other end of this living space is a dining/living room with a wood-burner and French doors to the rear covered terrace and garden.

The light beams and generous amount of windows (triple aspect) make this a really stunning area.

A door from the kitchen leads into a utility room (10.4m²) with fitted kitchen units and wc. This room also has a door to the front so practical for unloading your shopping etc.

From the main open plan living area is a ground floor bedroom (20m²) with an ensuite bathroom ready to be fitted out.

A door leads to another room that could be used as a bedroom, office, gym(20m²) with a door leading into the barn.

Feature stone wall beside the staircase up to the first floor as the main outside walls have been well insulated. Bedroom 2 (14m²) with a view to the rear garden and next door to this a shower room with wc. Along the hallway is a bathroom featuring a bath, wc and basin. Next to this is the 3rd bedroom with fitted wardrobes, high ceiling(20m²) with views over fields to the front of the house.

The house is fully double glazed, well insulated...