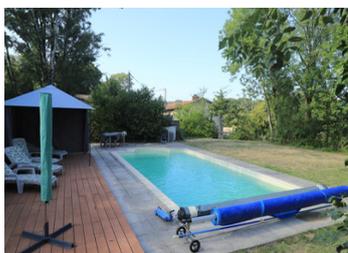


Character stone detached 2 bedroom country hamlet house, garden with heated in-ground pool, garage and storage

EXCLUSIVE



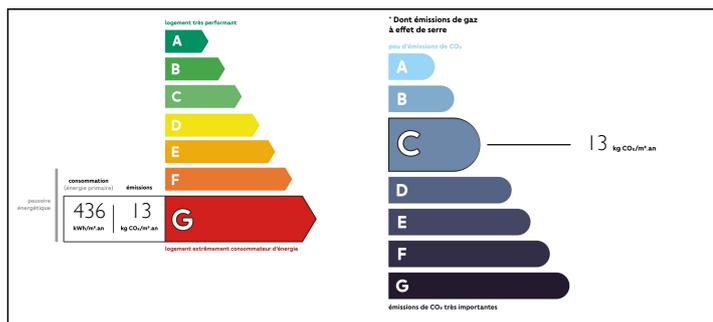
INFORMATION

Town:	Cherves-Châtelars
Department:	Charente
Bed:	2
Bath:	2
Floor:	138 m ²
Plot Size:	722 m ²

IN BRIEF

A hidden gem, down a no-through road with only 3 other houses in the hamlet it is full of charm and is the perfect rural escape. The flat garden which overlooks open countryside is a generous size and has the lovely 8m X 4m in-ground heated swimming pool with the user friendly copper ION cleaning system. Close to the village (4 minutes drive) of Cherves Chatelars with a boulangerie which sells provisions, popular restaurant and tennis courts.

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

On the ground floor:

Bespoke fitted kitchen with dining area, 11.5kw wood burning stove 41m², buanderie with washing machine points, toilet and large walk in shower 4m².

On the first floor: Light and bright room currently used as a lovely sitting room, this area 44m², could be made into further bedrooms, family shower room with double basins and WC 8m², inner hallway with storage 7m² and back staircase to garage, master bedroom 14m², second guest bedroom which is large enough for one double and two single beds and could easily be divided into two separate bedrooms 20m², both bedrooms have air conditioning which is reversible to give heat.

Back downstairs and attached to the main house is the garage 30m², workshop/woodstore area 12m², storage cellar (perfect for wine) 11m².

Outside: There is a decked sitting area at the side of the house and steps from the lane to the garden which has a small store, 8mX4m in-ground pool and decked seating area.

Cherves Chatelars: 4 minutes drive, boulangerie, restaurant and tennis courts.

Montemboeuf: 9 minutes drive, school, college, 2 bar/restaurants, small supermarket, bank, hairdresser, post office, butchers, garage, chemist, nurses cabinet and dentist, weekly market.

La Rochefoucauld: 22 minutes with large commerces, beautiful old town and chateau.

Angouleme City: 42 minutes, fast train (TGV) link.

Limoges airport: 45 minutes

Poitiers airport: 1 hr28minutes

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

NOTES