

Spacious 4 bedroom country house with a 2 bedroom gîte and 2 detached barns. Set on over 22 acres.



## INFORMATION

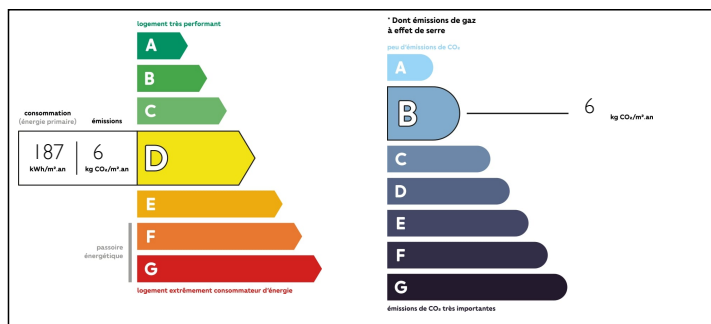
Town:	Saulgond
Department:	Charente
Bed:	6
Bath:	5
Floor:	280 m2
Plot Size:	92758 m2



## IN BRIEF

This charming, ready to move into property, enjoys a lovely rural setting with fine views, yet is just 13 km from the town of Confolens, 11 km from Chabanaais and 13 km from the vibrant town of Saint Junien, the second largest town in the Haute Vienne offering a wide range of facilities and services. Limoges International Airport is just 37 km away making it easily accessible to regular low cost flights.

## ENERGY - DPE



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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

This property has been renovated while retaining many of its original features, and offers approximately 280 m<sup>2</sup> of living space.

The layout is as follows :

### GROUND FLOOR

Entrance hall (7 m<sup>2</sup>) with to the left the sitting room (35 m<sup>2</sup>) with an open fireplace with the original bread oven above. To the left of the entrance is the kitchen/dining room with a working wood-burning cooker and a Canadian well vent, a geothermal device that circulates air before it enters the home acting as a natural air conditioning system.

From the kitchen, a door opens to a walk-in pantry, the ground-floor toilet and a shower room. There is also access to the independent gîte, which offers additional living space if you require it for a large family. The gîte currently rented will be vacant on 29-02-2024.

### FIRST FLOOR

From the dining area, the staircase leads to the first floor, where there are 3 good-sized bedrooms (35 m<sup>2</sup>, 34 m<sup>2</sup> and 23 m<sup>2</sup>, one with an en suite shower room) and a shared bathroom for the other two (7 m<sup>2</sup>).

### SECOND FLOOR

The second floor comprises a 4th bedroom (24 m<sup>2</sup>) with an en-suite shower room. There is also an attic space (34 m<sup>2</sup>) which could easily be converted into further living space if required.

The house benefits from double-glazed windows, a recently installed heat pump (2020), a wood-burning cooker and open fireplace a well and a cellar.

The roof and roof structure are in good condition. In front of the house...

## LOCAL TAXES

Taxe habitation: **2679 EUR**

## NOTES