

Large and beautiful 4 bed/2 bath character property with enclosed garden and hot tub, close to Segonzac

EXCLUSIVE

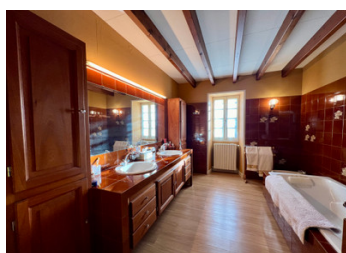


INFORMATION

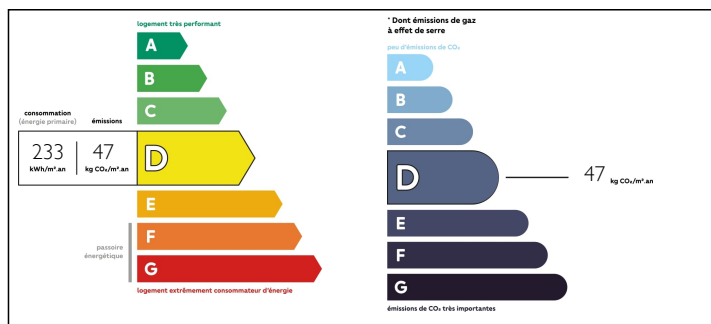
Town:	Segonzac
Department:	Charente
Bed:	4
Bath:	2
Floor:	315 m2
Plot Size:	4596 m2

IN BRIEF

A wonderful house made for comfortable living and for entertaining friends and family! As soon as you step through the front door you will feel at home. The beautiful antique stone and parquet floors add warmth and elegance to the property and the absence of thresholds makes the rooms just flow into one another smoothly. The large kitchen with central island is ideal for hosting small dinners, while the converted chai makes a superb entertaining room, with a well-stocked bar! A downstairs en-suite bedroom is ideal for elderly guests. The living room with its high ceiling is spacious yet very cosy. Several heated verandas provide brightness and enjoyment of the lovely garden all-year-round and the hot tub is there for your relaxation. All in all this is a very beautiful and very well-maintained property, ready to move into!



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

GROUND FLOOR

- Entrance hall
- Hall to bedroom 4 and ironing room with built-in cupboard
- Toilet with hw basin
- Ironing room: 4m2
- Bedroom 4: 12m2
- Bath with wash basin, bidet and sunken bath
- Hall to kitchen with built-in wardrobe
- Kitchen with central island and wood burner: 30m2
- TV room/snug: 14m2
- Pantry: 12.5m2
- Party room: 36m2. Ex-distillery room with tanks
- Living room: 39m2
- Wine cellar/Office: 12m2
- Closed veranda with sliding doors: 14m2
- Open veranda with hot tub : 28m2
- Large closed veranda with floor heating: 36m2

FIRST FLOOR

- Landing: 21m2
- Separate toilet
- Bathroom with double wash basin, bidet, bath and shower cubicle: 7m2
- Bedroom 1: 30m2
- Bedroom 2: 13.5m2
- Bedroom 3: 18m2

EXTERIOR

- Gravel courtyard with ample parking space.
- Superb, large and mature parc garden with various trees and shrubs. Part of it had building permission but this has lapsed.
- Double gate to street.
- Water tank attached to irrigation tubes for entire garden.
- Garage: 60m2. Bridge sold by separate negotiation.
- Boiler room with hot water tank, pressure tank and oil tank: 9m2
- Barn: 51m2, with electricity connected. Roof not insulated. Part dirt floor, part stone floor.
- Workshop: 57m2 on dirt floor. Attic over entire length. Wooden ceiling needs to be replaced.

LOCAL TAXES

Taxe foncière: **2279 EUR**

NOTES