

Newly renovated and exceptionally well-presented detached five bedroom stone house with new swimming pool.



## INFORMATION

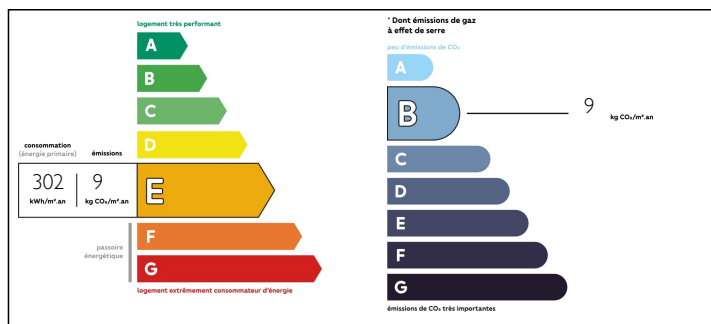
Town:	Coteaux-du-Blanzacais
Department:	Charente
Bed:	5
Bath:	4
Floor:	276 m2
Plot Size:	2937 m2

## IN BRIEF

Renovated to a very high standard, with large family fitted kitchen, dining room and spacious sitting room including ground floor bedroom, kitchen, shower and toilet this property has many advantages and is ideal for disabled access. Upstairs, there is a mezzanine living room with balcony looking out towards the newly installed swimming pool which enjoys lovely views southwards over open countryside. There's ample private parking with enclosed and manageable garden.



## 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

This detached former stone farm house, now a fully renovated and exceptionally well presented family home is located towards the top of a hill with far reaching views over the Charente countryside.

The ground floor includes a large family kitchen, dining room, spacious living room with full length windows opening onto the pool terrace. Moving on, a staircase leads upwards. There's also a study/workroom that could be converted for use as another ground floor bedroom. Through the living room, there is a disabled accessible kitchen, utility and en suite bedroom with independent entrance access.

Upstairs to the mezzanine lounge and three further bedrooms with en suites showers and WC's as well as one with a bathroom.

Just a short drive away, the nearest village benefits from supermarket, schools, doctor's surgery, bakeries, bar and restaurant.

## NOTES

### Ground Floor

Kitchen 32 sq metres

Dining Room 24 sq metres

Living Room 48 sq metres

Study / Workroom 12 sq metres

Bedroom 17 sq metres

Shower Room / WC 5 sq metres

Laundry Room 11 sq metres

### 1st Floor

Bedroom 14 sq metres

Shower Room/WC 7 sq metres

Bedroom 14 sq metres

Shower Room/WC 4 sq metres

Bedroom 36 sq metres

Bathroom / WC 8 sq metres

### Outside:

Swimming Pool 8 x 4 metres

Workshop 16 sq metres

Open Shed 9 sq metres