

Extensive land and outbuildings, charming charentaise house with pool and views. Smallholding potential



## INFORMATION

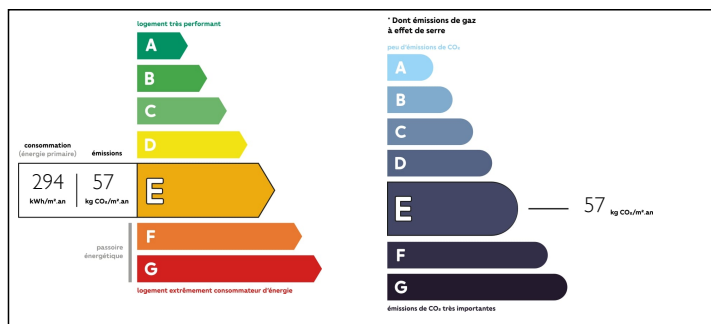
Town:	Ventouse
Department:	Charente
Bed:	4
Bath:	2
Floor:	140 m <sup>2</sup>
Plot Size:	12657 m <sup>2</sup>



## IN BRIEF

If your French dream is to manage a smallholding or keep animals or even run a small holiday business, look no further. This well maintained home is the perfect size for a family whilst offering extensive outbuildings, 3 acres of land, parking and a beautiful inground pool 9x4m with terraces, and open views across the countryside. Or, keep it just for yourself and listen to the typical French countryside sounds, crickets, birds and still summer air, perfect ...

## 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

Whats not to love about this extensive property with pretty well maintained home and recently installed swimming pool.

### THE HOUSE

Centrally Heated (oil boiler in excellent well-maintained condition)

Entrance hall almost 8 metres long (14m<sup>2</sup>), wood flooring

WC and hand basin downstairs

Sitting Room 28m<sup>2</sup> with corner office space and door to exterior patio. Window to front of house. Fireplace with woodburner. Wood flooring.

Kitchen 27m<sup>2</sup> with dual aspect windows. The fitted country style kitchen is to the front aspect and the dining area is to the back of the room

The rooms flow nicely through the ground floor.

Upstairs, wood flooring throughout

The landing leads to 4 good sized bedrooms (all double : 10.37m<sup>2</sup>, 11.62m<sup>2</sup>, 11.20m<sup>2</sup>, 11.67m<sup>2</sup>) Large windows with attractive views.

WC with hand basin 1.56m<sup>2</sup>

Bathroom 3.5m<sup>2</sup> with bath, shower over and sink

Shower room 4.4m<sup>2</sup> with shower, sink and WC

The house has been fully re-roofed with felting and insulation within last 10 years.

## LOCAL TAXES

Taxe foncière: 1605 EUR

## NOTES

### OUTSIDE

Where to begin!!

The grounds go all away around the property and to one side there is a traditional cottage 28m<sup>2</sup> floor area with stone fireplaces, hangar and animal pens. This area is used for garden tools and storage.

To the rear of the house there is a lovely secluded patio area again with outbuildings giving options for outdoor living spaces to shelter from the heat of the sun.

To the South West side of the property is the extensive piece of land with the pool. The outbuildings are as follows:

Barn Utility room 27m<sup>2</sup> on 2 levels,...