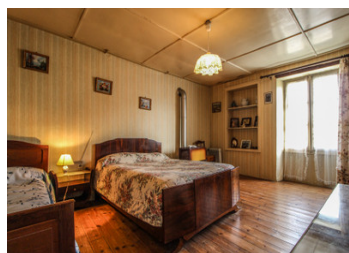


Spacious family house with five bedrooms, courtyard, garden, barn and various outbuildings.



## INFORMATION

Town:	Saint-Front
Department:	Charente
Bed:	5
Bath:	1
Floor:	117 m2
Plot Size:	1639 m2



## IN BRIEF

Lovely large stone house with beautiful original features, spacious rooms with high ceilings, in need of updating and renovation. The house is structurally sound, including its lovely slate roofing, and is partially double glazed. Only a few minutes from the town of Mansle and the N10.

## 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.



## NOTES

## DESCRIPTION

### GROUND FLOOR :

- Entrance with access to underground cellar
- Kitchen with woodburner
- Living room with beautiful parquet floor and woodburner
- Dining room
- Back kitchen with well, old wood oven and WC

### FIRST FLOOR 1 :

- Landing
- Shower room with bidet and hand basin, clean and tidy and fit for use
- Bedroom 1
- Bedroom 2 with old oil stove
- Bedroom 3

### FIRST FLOOR 2 :

- Landing with sink
- Bedroom 4
- Bedroom 5

### OUTSIDE :

- Gated courtyard bordered by outbuildings including...
- Garage
- Barn
- Chicken run
- On the other side of the outbuildings a fenced garden with orchard and various other small outbuildings

### LOCATION :

9 km from Mansle with it's supermarkets, shops, schools and restaurants, access to the N10. Angoulême is 37 km with its main line train station (TGV 35 min from Bordeaux and under 2 hours from Paris) and historical centre. Airports are in Limoges, 84 km and Poitiers, 89 km.

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