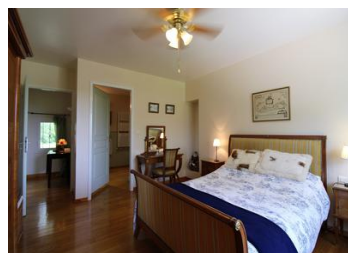


Beautiful detached country home with barn, garden and extensive land of over 7 acres. Can be bought with 104996SE16



INFORMATION

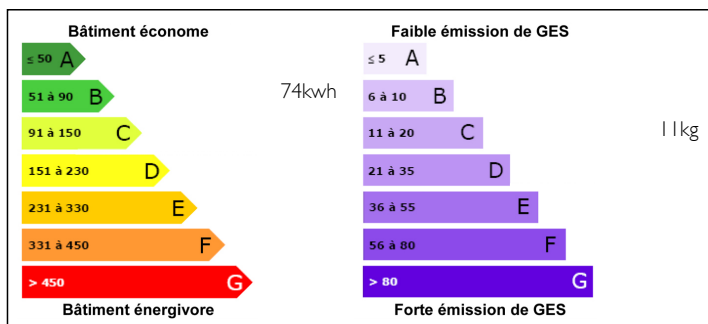
Town:	BEAULIEU SUR SONNETTE
Department:	Charente
Bed:	4
Bath:	5
Floor:	240 m2
Plot Size:	22000 m2



IN BRIEF

Horses or not, this immaculate, high quality detached country home offers you hillside views, open space, a superb barn/workshop and a tranquil setting. This 4/5 bedroom house, each room with en-suite, really is a gem. Wildlife in abundance crossing the land, woodland for your own supply of firewood, 2 large reception rooms

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

The property is fully double-glazed and centrally heated and offers a high level of comfort in a well-maintained and well renovated home.

There is a back and front driveway and plenty of parking plus the barn in which you can garage several cars.

The entrance hall 21m² leads you into a large space with glass and wood panelling opening onto the dining area 24m² where light floods through the house. Family Christmas perfect!!

Downstairs shower room with WC

From the hall you can also enter the spacious and light lounge 30m² which is complimented by the Chazelles wood burner

To the other side of the Dining room is the well designed fitted kitchen 20m² which in turn has a door to the office space or ground floor 5th bedroom 12.6m².

The very handy 10.5m² Utility room houses the Gas boiler, electric circuit boards and everything technical.

From the entrance hall there is an excellent quality oak stair case taking you to the first floor landing 25m² with beautiful wood flooring.

The landing leads you to 4 well-proportioned bedrooms each with its own en-suite shower/bathrooms and WC and for practicality 2 have their own built-in wardrobes.

All downstairs main rooms have double-glazed french doors to the front courtyard and terraces. This really is a high quality home with well-thought out modern comfort and not to be missed.

NOTES