

Sympathetically restored character 4 bedroom house with attached 2 bedroom gite



INFORMATION

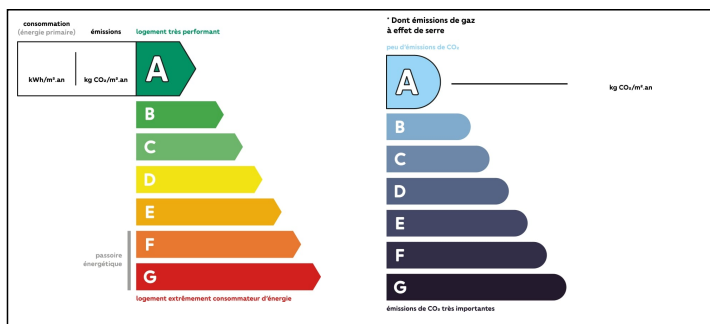
Town:	Brigueuil
Department:	Charente
Bed:	6
Bath:	3
Floor:	195 m2
Plot Size:	905 m2



IN BRIEF

Situated in the charming and popular village of Brigueuil which has a pharmacy, doctors, boulangerie, grocery shop, butchers, post office, bar and restaurant. The large town of St Junien is 10km and Limoges airport is 31 km.

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

You enter the property through the original stone archway into the courtyard garden.

MAIN HOUSE

The front door of the main house opens into a lovely ENTRANCE LOBBY (9m²) with a flagstone tiled floor. Everywhere you look in this house you will find exposed beams, stone walls and original character features that have been lovingly restored. To the left of the entrance hall is BEDROOM 1 (15.35m²) which could also be used as a dining room or sitting room if one desired. On the other side of the entrance hall through a studded oak door is a traditional country KITCHEN (8.38m²) with a small utility room off of it. From here is a LIVING ROOM (28m²) with a wood-burner situated a large fireplace with a back boiler that feeds the radiators throughout the house.

In the entrance hall is the original oak staircase that leads up to BEDROOM 2 (9.66m²), a bathroom with shower, wc and basin and BEDROOM 3 (8.7m²). Down another landing is the master BEDROOM 4 (27.63m²) with a beautiful original fireplace and dressing room and then there is a 2nd BATHROOM with bath, wc and basin.

HOUSE 2/GITE

Attached to the main house and with its own independent entrance is the guest cottage. There is also an internal entrance into this cottage from the main house staircase but this can be locked when renting independently from the main house. The front door enters in the KITCHEN/LIVING ROOM (31.19m²) with a wood-burning stove and corner kitchen. There...

LOCAL TAXES

Taxe foncière: **744 EUR**

NOTES