

Renovated Detached Farmhouse with Stunning Second house, gite potential. Excellent Mature Gardens and Pool



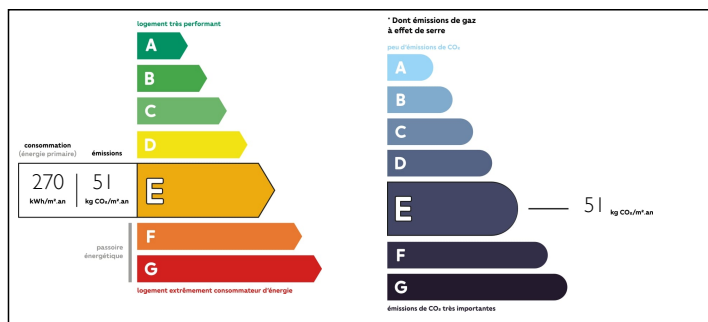
INFORMATION

Town:	Ladiville
Department:	Charente
Bed:	6
Bath:	4
Floor:	323 m2
Plot Size:	4656 m2

IN BRIEF

Well renovated main house (3 bedrooms, 2 bath, double glazed with gas central heating) renovated to a very high standard in the centre of a tiny village just 10 mins from lovely Chateaufort and 5 mins to Barbezieux. This lovely property comes complete with a superb barn conversion which which can be used as secondary family accommodation or used as a gite. It has 3 double bedrooms, 2 bathrooms and private garden. A stunning recently installed swimming pool sets the beautiful scene. There are further outbuildings which did have permission for further development if required. Sitting on just over an acre of mature gardens. Angouleme 20 mins Bordeaux 1 hour

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.



LOCAL TAXES

Taxe foncière: 1339 EUR

NOTES

DESCRIPTION

Set behind large traditional gates, there is a large open courtyard and to the left is the owners house. Through a covered porch and into a wonderful dining kitchen (6.4 x 6m) with lovely fitted units and appliances.

There is also a original Charentaise fireplace with wood stove.

To the left from the kitchen is a bureau/study or possibly a formal dining room (6.4 x 3.5) and stairs up to the 2 bedrooms.

The master (3.7 x 5.76m) is spacious and very comfortable with a spacious ensuite with bath and separate shower.

The guest bedroom (3.74 x 3.81m) is very pretty with original floorboards. There is a family bathroom (2.4 x 3.9m) on the landing for this room.

Back downstairs and through the kitchen again there is the entrance to the huge, double height sitting room (6.4 x 8.2m) again with wood stove and beautiful feature double glazed hard wood doors to the courtyard.

The third mezzanine type bedroom is on the upper level of this sitting room. Ideal for visiting guests.

Across the courtyard is the one time old barn, but now converted into a superb second independent house.

Ideal for visiting family or the new owners can create a gite, if so required.

A spacious double height sitting/dining room, (9.65 x 6.94m) open plan, with a well fitted corner kitchen.

There are 2 pretty bedrooms (3x 3.5m and 4 x 3m) and a shower room(2.2 x 2.1m) on the...