

UNDER OFFER. A charming 17th century 3 bed farmhouse with plenty of character and lots of outbuildings.



INFORMATION

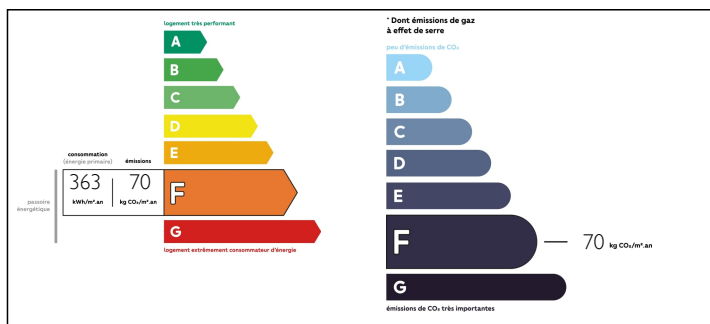
Town:	Vitrac-Saint-Vincent
Department:	Charente
Bed:	3
Bath:	2
Floor:	170 m2
Plot Size:	63889 m2

IN BRIEF

A lovely 17th century former farmhouse offering 170m² habitable space, over 6 hectares of attached land and 1150m² of attached and non-attached outbuildings. Set in a quiet hamlet near the picturesque village of Vitrac-Saint-Vincent, this lovely old house offers 3 bedrooms, a good size kitchen, and large dining room. The nearby town of Chasseneuil (5km) has full amenities. Angoulême with TGV connections to Paris, Bordeaux and even the UK (via Lille) is 35km while Limoges international airport is 66km away.



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: 356 EUR

NOTES

DESCRIPTION

Located near the beautiful village of Vitrac-Saint-Vincent, this property comprises a main house, many outbuildings and almost 6.5 hectares of attached prairie/ meadow.

The lovely old 3 bed farmhouse, built in 1622, has over 170m² habitable space set over two levels.

Entering the house takes you directly into a good sized kitchen (26m²) with wood burner. Also on the ground floor is a large dining room (45m²) with open fireplace, a large bedroom (32m²) just off the dining room and a second bedroom (11m²).

An old wooden staircase leads to the first floor and a third bedroom (35m²) with corner shower and open fireplace, bathroom (6m²) and separate WC. An attic (35m²) with beautiful wooden roof beams can be accessed from the first floor bedroom and could be renovated to add another bedroom.

Outside are numerous outbuildings, both attached and separate, totalling 1150m² floor space. These include large barns, a hangar barn and other farm buildings (including stables) that could be renovated to create gites or separate cottages for friends/ family. An equestrian facility is another possibility given the amount of land. Additional hectares of woodland are also available at extra cost.

The entrance to the property is via large gates that open onto a courtyard formed between the house and barns - something that really adds to the sense of privacy, especially as the courtyard is not overlooked.

Central heating is gas fired (town gas) and the roofs are in...