

UNDER OFFER Light and airy Charentaise 4 bed house with barn conversion gite, pool, sun terraces



INFORMATION

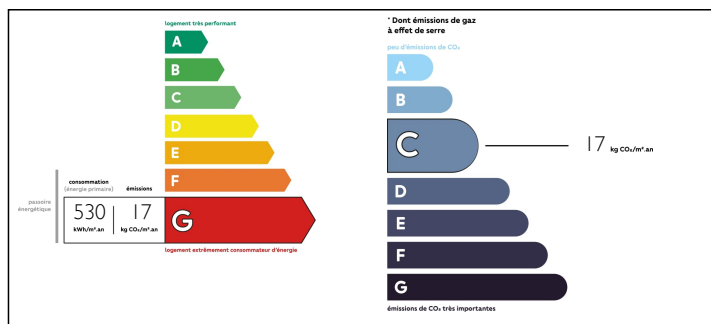
Town:	Saint-Quentin-de-Chalais
Department:	Charente
Bed:	5
Bath:	2
Floor:	227 m2
Plot Size:	1862 m2



IN BRIEF

Look no further if you are searching for a beautiful property in a charming French village, tucked away yet 3 minutes from all commerce and 10 minutes from one of the most beautiful villages in France, Aubeterre sur Dronne. A property with a conforming septic tank, new electrics, good roof, modern and well equipped kitchen, superb guest accommodation and a splendid 15m x 4m heated pool

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: 955 EUR

Taxe habitation: 621 EUR

NOTES

DESCRIPTION

Attractive Charantaise house situated on the edge of a pretty village with views of open countryside and the church and only 3 minutes from all commerce including a train station.

ENTRANCE HALL (4.8m²)

KITCHEN/BREAKFAST ROOM (26.3m²) the light streams into this modern and well-equipped family room. There is a wood burning stove which is extremely efficient. The kitchen is complete with dishwasher, washing machine, large fridge/freezer, electric oven and gas hob and plenty of wall and floor storage cupboards with lighting.

FAMILY SHOWER ROOM (4.4m²) with W.C. basin and large walk-in shower and heated towel rail.

SITTING/DINING ROOM (52m²) with a wood burning stove. An attractive original staircase takes you to the first floor.

BEDROOM 1 (11.4m²)

BEDROOM 2 (11.4m²)

BEDROOM 3 (11.3m²)

BEDROOM 4 (10m²)

The stair case continues to the ATTIC SPACE ideal for storage

Below the main house is a large CELLAR which houses the hot water tank.

GUEST HOUSE

The guest house was built with-in a stone barn which is independent of the main house

KITCHEN (13.2m²) complete with dishwasher, gas hob and electric oven, fridge freezer and a concealed hot water tank.

LIVING ROOM (57m²) with a central wood burning stove and large glazed window with glazed doors with-in.

MEZZANINE BEDROOM (18.7m²)

SHOWER ROOM with heated towel rail and basin W.C.

It would be easy to create more bedrooms under the mezzanine, still maintaining a large living area.

GARDEN and EXTERIOR