

**UNDER OFFER** charming detached, 3 bed, 3 bath stone house, large wrap round garden, tranquil setting.

**EXCLUSIVE**



## INFORMATION

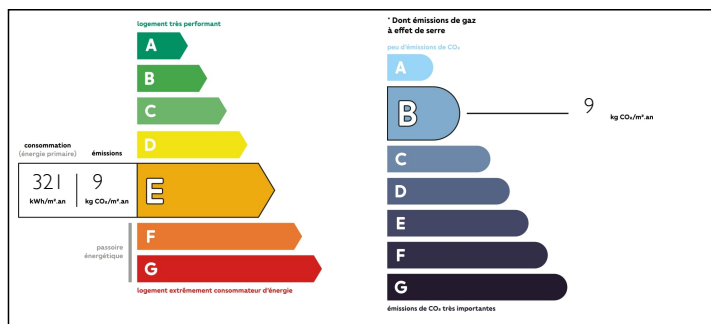
Town:	Mouzon
Department:	Charente
Bed:	3
Bath:	3
Floor:	166 m2
Plot Size:	3441 m2

## IN BRIEF

The property has been restored from a barn to a very comfortable and stylish home, situated in a quiet hamlet with views to farmland. 7 minutes from the popular village of Massignac with restaurants, bar, artisan cafe, post office, doctors, pharmacy, shop, boulangerie and primary school.



## 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: 235 EUR**

## DESCRIPTION

The property comprises: Entry hall with built in cupboard space, utility room, bedroom, shower room with WC, kitchen, open plan dining area with built in cupboard space and large sitting room with feature fireplace and wood burning stove. The vendor who is an architect has designed the bespoke staircase which gracefully leads to the first floor landing area, with built in cupboards, there are two bedrooms one the master with built in cupboards and en-suite bath & WC, separate family bathroom with WC.

Outside the garden is laid to lawn and is a blank canvas for keen gardeners or easy to keep as it is, there are mature trees and fruit trees.

19 minutes to La Rochefoucauld with beautiful chateau, eateries and large commerces.

15 minutes to Golf international La Preze

44 minutes to Angouleme City with fast train link (TGV)

43 minutes to Limoges airport

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES