

Sale agreed Beautiful stone detached house and outbuildings with large garden in a peaceful hamlet

EXCLUSIVE



## INFORMATION

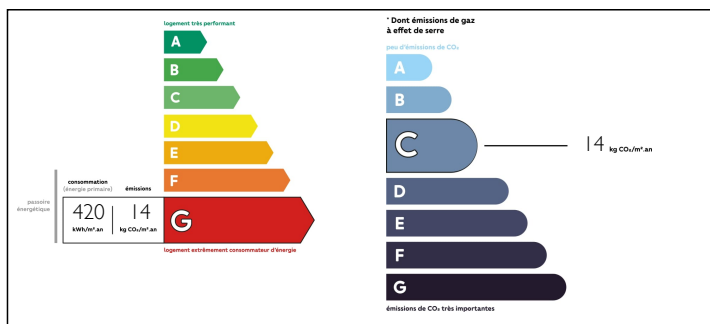
Town:	Pleuville
Department:	Charente
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	1470 m2

## IN BRIEF

A beautiful detached stone cottage renovated with style to a high quality standard. Featuring 3 bedrooms one with a large, spacious en suite shower room. There is a large open plan living area on the ground floor. To the outside there is a designated parking area and a small terrace to the front of the property and a large lavender perfumed rear garden with gravelled dining area, a series of outbuildings for renovation and fabulous views to the open countryside. Local amenities within a short walking distance.

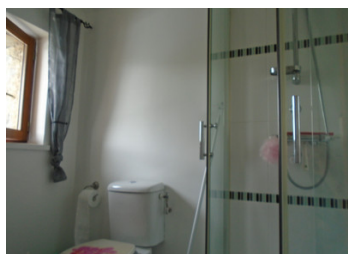


## ENERGY - DPE



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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

On arrival at the property there is a designated parking area to the left of the house with room for 2 cars.

The front of the house has a small terrace and leads directly into the large open plan ground floor living area. There are exposed beams which have been replaced recently and exposed stone walls and a tiled flooring which is insulated underneath.

There is a long line of traditional looking cupboards with built in dishwasher, dryer, washing machine, tumble dryer and space for integrated fridge/freezer. There is an integrated double oven and a kitchen island with a ceramic hob and breakfast bar area and space beyond for a large dining table.

The living area has a feature chimney which could be opened back up to install a woodburning fire. There is a small understairs storage area with an electric water heater and a door leading directly out to the rear garden.

The new and bright staircase leads upto the first floor landing which benefits from a velux window. To the right there is a shower room with a shower cubicle, washbasin and wc. There is a tiled floor with underfloor heating and an additional electric radiator. There is a nice view from the window.

The master bedroom has been finished to an excellent standard, with a fully tiled floor with partial underfloor heating. There is an electric radiator and provision has been...

## LOCAL TAXES

Taxe habitation: 400 EUR

## NOTES