

## Detached Maison de Maître with many outbuildings and almost 5 hectares of land

EXCLUSIVE



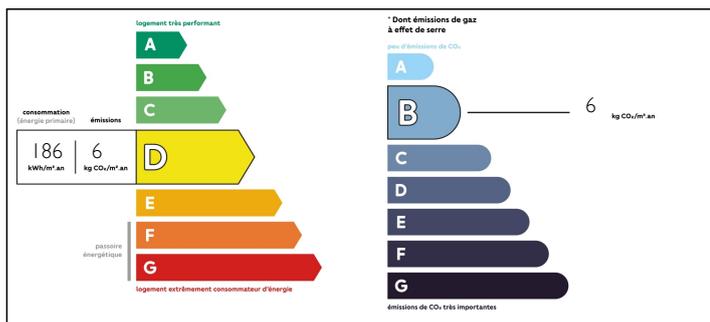
## INFORMATION

Town:	Lupsault
Department:	Charente
Bed:	4
Bath:	2
Floor:	159 m <sup>2</sup>
Plot Size:	48109 m <sup>2</sup>

## IN BRIEF

This 4 bedroomed stone house provides loads of space, both inside and outside. The main house is very comfortable with central heating (heat pump installed in 2020), double glazed windows and a newly installed septic tank (2019). Most of the open fronted barns are built around a central courtyard. There's also a big closed barn and some workshops. One of the outbuilding would lend itself perfectly to be changed into a guest house (subject to planning permission) with private garden. The property is currently used as an agricultural farm, but could be equally used for cars, animals / horses, camping cars, etc. The 48,000 m<sup>2</sup> of land are all contiguous and are divided into a courtyard, garden, forest, and agricultural field.

## 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

The property in further detail:

Ground floor:

Entrance hall (12,5 m<sup>2</sup>) tiled

Corridor (6 m<sup>2</sup>) with wooden staircase

Kitchen (31 m<sup>2</sup>) with tiled floor, fireplace and fitted kitchen units, there are sliding doors to the veranda (19 m<sup>2</sup>) and a door to the chai (approximately 75 m<sup>2</sup>, currently used as utility room)

Living room (24 m<sup>2</sup>) with parquet floor

Shower room (6,5 m<sup>2</sup>) with toilet

Room to renovate (15 m<sup>2</sup>)

First floor:

4 bedrooms (9, 10, 14 and 17 m<sup>2</sup>)

Shower room (10 m<sup>2</sup>) with separate toilet

Storage room

Ladder to attic

The main house is very comfortable with central heating (heat pump installed in 2020), double glazed windows and a newly installed septic tank (2019).

Outbuildings:

Barn (approximately 240 m<sup>2</sup>) attached to the house with concrete floor

Hangars (in total about 600 m<sup>2</sup>) around a central courtyard

Atelier and heating room (approximately 20 m<sup>2</sup>)

Pigsties and garage (100 m<sup>2</sup>)

Garage (40 m<sup>2</sup>)

Workshop (approximately 50 m<sup>2</sup>)

Gardens

Front garden, large parking area

Graveled courtyard, access lane through private forest

Approximately 3,2 hectares is currently used agriculturally.

More pictures and plans available upon request.

## LOCAL TAXES

Taxe foncière:

1050 EUR

## NOTES