

Superb stone house entirely restored. 3 bedrooms. 3 bathrooms. Large landscaped yard. Garage.

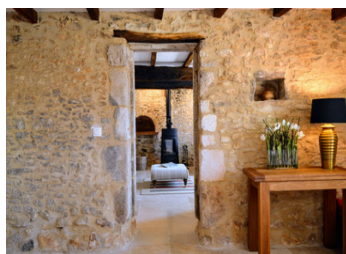


## INFORMATION

Town:	Agris
Department:	Charente
Bed:	3
Bath:	3
Floor:	155 m2
Plot Size:	637 m2

## IN BRIEF

An incredible barn beautifully restored in 2020 which combines comfort, modernity and charm! Everything is new and of high quality. Its warm living room, spacious kitchen and dining room, 3 bedrooms and bathrooms, make it an ideal house to receive family and friends. The services and materials used have been chosen with care and taste: double glazing and certified insulation throughout the house, new roof, remote-controlled electric central heating, natural stone floor, exposed stone, solid oak staircase, superb fitted kitchen with central island. You will also be seduced by the bread oven (intact) and a very old stone tank which give the living room, in addition to the wood stove, charm and authenticity. The large enclosed courtyard has been beautifully landscaped and fitted out: terrace, greenery, relaxation area and outdoor jacuzzi! Garage for 3 cars. Only 7km from La Rochefoucauld and 22km from Angoulême 22 km !



## 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.



## DESCRIPTION

The house consists of :

### ON THE GROUND FLOOR

- \*Dining room; travertine, exposed beams: 32 m<sup>2</sup>
- \*Living room; travertine, exposed beams, wood stove, old bread oven intact, stone tank: 29 m<sup>2</sup>.
- \*Kitchen fully equipped and fitted: 19 m<sup>2</sup>.

### ON THE FIRST FLOOR

- \*Landing; floor: 9 m<sup>2</sup>
- \*Bedroom 1; floor, private shower room and WC (4 m<sup>2</sup>), dressing room: 16 m<sup>2</sup>
- \*Bedroom 2; floor: 13 m<sup>2</sup>
- Bedroom 3; floor, private shower room and WC (4 m<sup>2</sup>), dressing room: 20 m<sup>2</sup>
- \*Family bathroom; a basin, a bath, a WC, a towel radiator: 5 m<sup>2</sup>.

### OUTSIDE

- \*Large landscaped interior courtyard with stone terrace
- \*Outside JACUZZI
- \*Garage/barn (possibility of parking 3 cars); electric and remote-controlled opening of the door: 62 m<sup>2</sup>
- \*GARDEN/Workshop/cellar: 17 m<sup>2</sup>
- \*CITERIAL with watering pump

Electric gate in aluminium.

Security cameras.

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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