

UNDER OFFER. Fantastic 15th century stone farmhouse; attached barn; renovation to complete.



INFORMATION

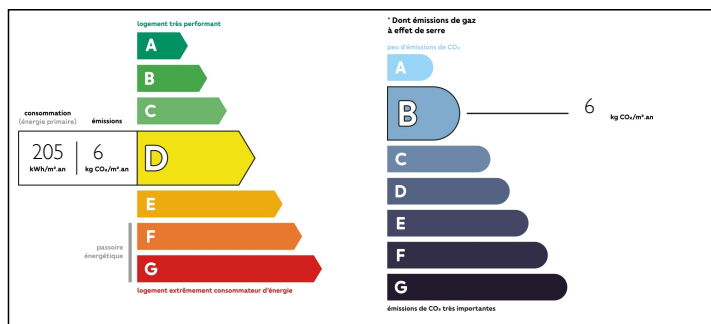
Town:	Marthon
Department:	Charente
Bed:	3
Bath:	2
Floor:	275 m2
Plot Size:	2793 m2



IN BRIEF

A wonderful renovation project to complete - an old stone farmhouse with parts dating back to the 15th/16th century! The house and attached barn are in the process of being renovated. The 1 bedroom house has been tastefully renovated and is habitable right away. Most of the major work for the 120m² floor space barn has already been done (new roof, new first floor and underfloor heating) with the interior finish and first floor access remaining. Within walking distance of the shops and cinema in the town of Marthon, this edge of town house enjoys a calm location yet is only 10 minutes from the larger town of Montbron and 20 minutes from Angouleme.

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

An old stone farmhouse with attached barn and garden in a quiet location not far from the center of the small town of Marthon.

With parts dating from the 15th/ 16th century, the house has been renovated with taste and is habitable straight away. Plenty of character features (wooden beams, stone sink, large fireplace, split stone window and stone window seat) have been retained while 21st century touches have been added to create a comfortable living space.

The one bed house has double glazing throughout and underfloor heating on the ground floor and is perfect for living in while finishing the barn renovation. It offers 115m² habitable space comprising:

On the ground floor:

- Open plan kitchen/dining room (37m²) with tiled floor and large stone fireplace.
- Living room (25m²) with double height ceiling and tiled floor.
- Entrance hallway.
- Laundry room.
- WC.

On the first floor:

- Large bedroom (37m²) including ensuite shower room with WC and dressing.

The attached barn has 165m² habitable space and renovation thereof will need to be completed. Underfloor heating has already been installed, the barn door has been replaced with a large double height window, and a new first floor with 2 bedrooms, a bathroom and separate WC has been added. The interior of the barn will need to be finished as well as installing access to the first floor.

There is a covered hangar barn with enough space to accommodate two cars. An enclosed garden of almost 3000m² surrounds...

NOTES