

OFFER ACCEPTED ! Lovely renovated stone-built house, with spotless barn/workshop and large garden.



INFORMATION

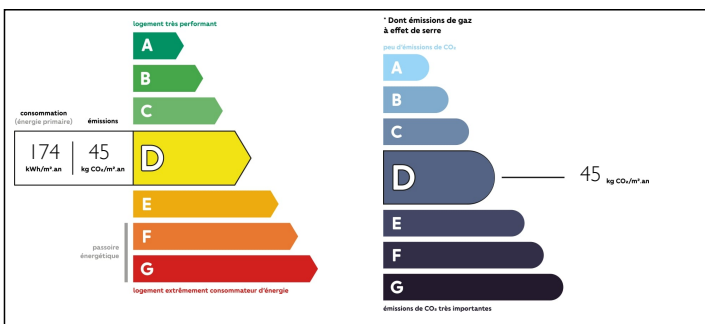
Town:	Ambernac
Department:	Charente
Bed:	3
Bath:	2
Floor:	176 m2
Plot Size:	6731 m2

IN BRIEF

A definite must see !! A wonderful country home only 7 km to the closest village with a good selection of amenities. The house is attached to a small house by the rear, this does not impact at all the privacy of the property. Benefiting from double glazing, gas central heating (boiler 2018), conforming septic tank (installed in 2018) and also rewired in 2018, the house would make a fabulous family home. The roof over the main house and barn was relayed and felted in 2021. With its ground floor bedroom and private access the house could also lend its self to B&B. A large attached garden of approximately 4000 m² has lovely trees, shrubs and covered porch with a view over the surrounding fields. Another half an acre of wood-land lies directly opposit the house.



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 property in more detail...

GROUND FLOOR :

- Living room : 32,7 m² with fireplace and wood-burner
- Kitchen : 15,5 m² with fitted units and large gas cooker
- Corridor : 3,2 m²
- Bathroom : 4,5 m² with bath, shower, sink & WC
- Seperate WC : 1,3 m²
- Utility room : 2,2 m² with sink
- Games room/bar : 28,8 m² opens on to the barn and workshop

A seperate wing off the grond floor holds :

- An office/snug : 16,6 m²
- Hall with entrance from the courtyard : 5,1 m²
- Bedroom : 13,1 m²

FIRST FLOOR :

- Landing/corridor : 7 m²
- Bathroom : 6,7 m² with WC, sink and corner bath
- Bedroom : 24,6 m²
- Bedroom : 15,8 m²

OUTSIDE :

- Spotless barn : 102 m² with concrete epoxy floor and overlooked byt the games room. Big barn doors and access to the back garden
- Workshop : 13,3 m²
- Hangar : 55,5 m² concrete floor and mezzanine
- Front fenced garden
- Drive and off road parking
- Large attached garden
- Woodland across the lane

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

NOTES