

**UNDER OFFER !** Lovely stone cottage with two bedrooms, courtyard, garden, barns

**EXCLUSIVE**



## INFORMATION

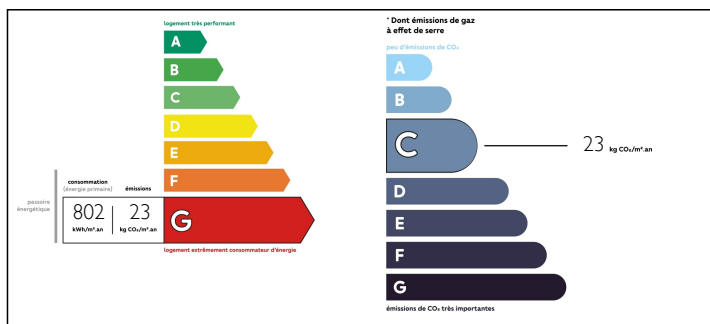
Town:	Couture
Department:	Charente
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	702 m2

## IN BRIEF

Stunning stone-built cottage in the heart of a peaceful village, only 3 km away from a lovely riverside village with a good selection of amenities. The house is currently in need of updating throughout including insulation, septic tank and decor but benefits from beautiful exposed stone walls, original stone staircase and some lovely outdoor space with views over the countryside and village church. The house is equipped with two wood-burners as its main source of heat. The vast outbuildings include, a workshop, two barns/garages and various other small outbuildings.



## 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

### GROUND FLOOR :

- Kitchen : 13,1 m<sup>2</sup> with wood-burning oven and french door to front garden
- WC : 2,5 m<sup>2</sup> with wash basin
- Dining room : 18,7 m<sup>2</sup> with parquet floor and exposed stone wall
- Small entrance : 1,2 m<sup>2</sup> with beautiful stone stairs leading up to the next levels

### HALF FLOOR :

- Living room : 33,5 m<sup>2</sup> with stone fireplace equipped with a modern wood-burner. Double glazing. Attic above

### FIRST FLOOR :

- Landing : 5,9 m<sup>2</sup>
- Bathroom : 4,3 m<sup>2</sup> bath, hand basin and WC
- Bedroom 1 : 13,2 m<sup>2</sup> with built-in storage
- Bedroom 2 : 7,7 m<sup>2</sup>

### OUTSIDE :

- Courtyard with various trees and shrubs, off-road parking
- Workshop : 34,9 m<sup>2</sup>
- Cellar : 9 m<sup>2</sup>
- Garage : 26 m<sup>2</sup> with large mezzanine storage
- Utility room/storage : 33 m<sup>2</sup> (under living room) access to back garden
- Piggery : 37 m<sup>2</sup> door opens up onto the back garden. Would make an ideal summer kitchen
- Barn : 45,5 m<sup>2</sup>
- Back garden with view over the village and church

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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