

French dream property. 6 bedroom house with 11 ha land, lake, pool, 2nd house, barn and proven income.



INFORMATION

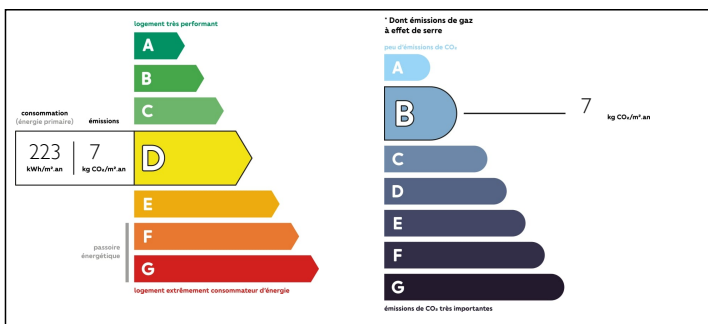
Town:	Mazerolles
Department:	Charente
Bed:	6
Bath:	4
Floor:	305 m2
Plot Size:	118070 m2



IN BRIEF

Situated in a tiny hamlet in the beautiful Charente countryside this imposing property with its own tower is in excellent condition. The current owners have lovingly and tastefully renovated the place to a high standard and run it as successful B&B / holiday lets. There is room for further development of this business. The area has many touristic activities, just 11 minutes drive from golf international La Preze, ideally situated for the leisure lakes of the Haute Charente, historic towns with Chateaux and commerces, 5 minutes to Ecurie de Chatelars/ Horse riding stables with indoor school facilities, 10 minutes to the michelin star restaurant Moulin de la Tardoire.

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.



LOCAL TAXES

Taxe foncière: **2998 EUR**

NOTES

DESCRIPTION

The Property comprises: On the ground floor: Entry hall with cellar underneath, fitted kitchen with log burner, dining room, sitting room with feature fireplace & log burner, games room, inner hallway to utility room with WC. Stairs to first floor landing: to the one side of the landing are three double bedrooms, 2 bathrooms with WC, the landing on the other side leads to two ensuite bedrooms, one being the master suite with spiral staircase to the tower which has another 6th bedroom and stunning views across the countryside. The property has a good roof, insulation and has UPVC double glazing throughout.

The 2nd property comprises: Sitting room with kitchen, 1 bedroom, shower room with WC, this property requires some refreshing.

Attached barn and workshop, chicken coup, mixed land, some wooded, lake of 2800m2, above ground pool which is landscaped to give the impression of an in ground pool.

La Rochefoucauld 13 minutes

Rochechouart 27 minutes

Limoges airport 50 minutes

Angouleme City with fast train link 40 minutes

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