

**REDUCED PRICE - Extensive French farmhouse with massive potential for events holiday business or large family.**



## INFORMATION

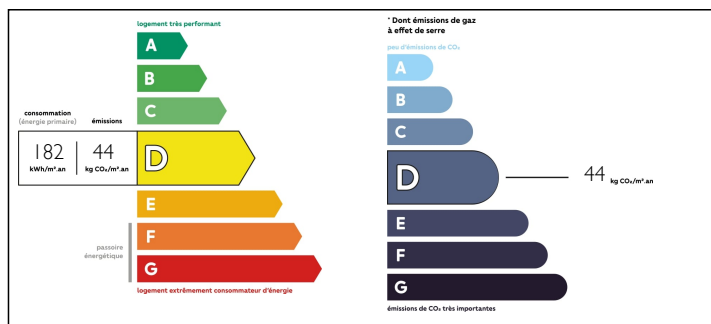
Town:	La Tâche
Department:	Charente
Bed:	8
Bath:	3
Floor:	305 m2
Plot Size:	7250 m2

## IN BRIEF

This unique extensive farmhouse offers 3 distinct communicating homes with the possibility of a 4th in a separate building, perhaps suitable for events. There is a large enclosed 1.5 acre paddock, a barn and garage. All in good order. Located in a quiet rural hamlet, near the village of St Claud with day to day amenities and the town of Mansle with all you need. This property just keeps on giving. Airport communications at Limoges 80kms.



## 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: 1606 EUR

## NOTES

## DESCRIPTION

Where to begin ...

The main house is currently divided into 3 living spaces. It is centrally heated and the first floor is engineered concrete so is a sound, solid building.

Part 1 ground floor with entrance from courtyard  
Kitchen 12.64m<sup>2</sup> fitted units and pantry / laundry room

Living Room 33.5m<sup>2</sup> with lovely red quarry tiled floor and woodburner

Part 2 ground floor with entrance from courtyard

Large Living room 48m<sup>2</sup> with woodburner and central staircase for Part 1 and Part 2

Kitchen 11m<sup>2</sup> fitted. WC and laundry area off-set to rear of the kitchen

Upstairs for part 1 and part 2

Landing leads off to Part 1

2 WCs, Bathroom and 3 bedrooms (10, 10 and 11m<sup>2</sup>) each with private handbasin.

Landing leads off to Part 2

Music room or office 12m<sup>2</sup>

2 double bedrooms (12 and 13m<sup>2</sup>)

1 Bedroom 16m<sup>2</sup> with apartment facilities

Bathroom

WC

Part 3 (66m<sup>2</sup>)

Front door into entrance 5.6m<sup>2</sup> with stairs

Living room 25m<sup>2</sup> leading to

Kitchen 9.24m<sup>2</sup> fitted with units

Bedroom on ground floor 10.5m<sup>2</sup>

Bathroom 7m<sup>2</sup> with laundry points

WC

Upstairs

Bedroom or workroom 9m<sup>2</sup>

Washroom

Outside

There is a gated entrance to the front courtyard leading to the barn/workshop 46m<sup>2</sup> with electricity and concreted floor

Garage 19.8 and wood store 19m<sup>2</sup>