

Spacious house with 4 bedroom, 2 bathrooms, large barn, mature garden and views. Property in small hamlet.



## INFORMATION

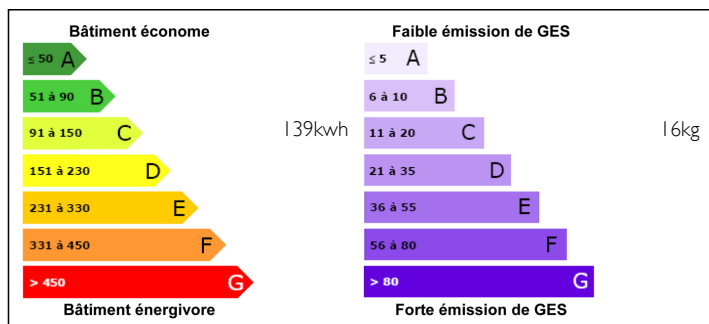
Town:	Pérignac
Department:	Charente
Bed:	4
Bath:	2
Floor:	150 m2
Plot Size:	1668 m2



## IN BRIEF

This property is set in a beautiful country location, only a few minutes from Blanzac with all its amenities and approximately 25 minutes from the larger towns of Barbezieux, Angoulême. 15 minutes from Montmoreau.

## 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: 375 EUR**

## NOTES

## DESCRIPTION

This charming 3/4 bed house has spacious, flexible accommodation with a barn/garage/workshop and well-tended gardens with views across the Charente countryside.

The accommodation offers the following:

### ENTRANCE HALL

KITCHEN (25m<sup>2</sup>) is spacious with a range of fitted cupboards and a central island. There is also space for a dining area. Glazed door to covered TERRACE offering ample space for seating outside and summer dining.

To the left of the kitchen is a door that leads you through the vestibule to the large BARN (160m<sup>2</sup>) with potting shed, workshop and garage space with concrete floor.

DINING ROOM (16.5m<sup>2</sup>)

SITTING ROOM (25m<sup>2</sup>) with feature Charentaise fireplace with a log burning stove.

A hall leads to the bedrooms

BEDROOM 1 (13.5m<sup>2</sup>) with French doors to garden.

BEDROOM 2 (12.6m<sup>2</sup>) with French doors to garden.

FAMILY BATHROOM (8.5m<sup>2</sup>) with bath, shower, W.C. and hand basin

W.C.

BEDROOM 3/OFFICE (8.5m<sup>2</sup>) with French doors to garden.

BEDROOM 4 (19m<sup>2</sup>) with an ensuite SHOWER ROOM with W.C.

Second SITTING ROOM (21m<sup>2</sup>) which gives the property the flexibility of a guest wing or even a 5th bedroom.

There are several terraces all around the property and gardens with tended vegetable plots and beautiful views over the valley.

Nearest airports are Bordeaux and Limoges approximately 1hr 20 drive and Angouleme with its train station and TGV is approximately 25 mins