

Lovely stone Charentaise house with three bedrooms, large garden and outbuilding

EXCLUSIVE



INFORMATION

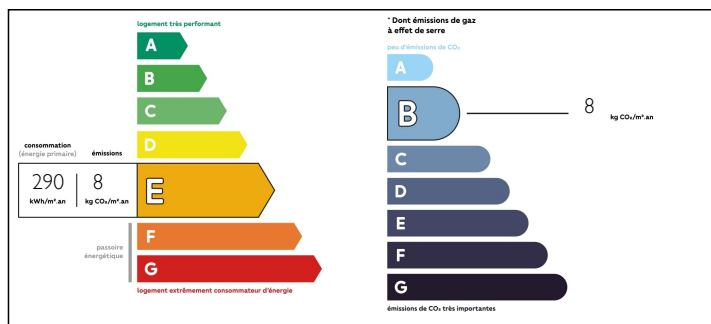
Town:	Cellefrouin
Department:	Charente
Bed:	3
Bath:	2
Floor:	166 m2
Plot Size:	2983 m2

IN BRIEF

Experience the charm and comfort of this expansive stone house, nestled in a tranquil hamlet. Overflowing with character, this delightful property has served as a beloved holiday retreat for many years and now eagerly awaits the opportunity to fulfill someone else's dreams. While the house is already perfectly habitable, a touch of modernization would transform it into a cozy year-round residence. Keeping you warm during colder months are two large wood-burning stoves and electric radiators. In addition to the inviting interiors, the property boasts a generous garden adorned with fruitful trees, as well as off-road parking. An interesting outbuilding presents itself, offering the potential for a gite (subject to obtaining the necessary permit) or simply a spacious and convenient garage.



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 :

- Entrance hall : 8 m² with staircase
- Shower room & WC : 3,6 m²
- Living room : 34 m² French doors leading to the back garden and large fireplace with wood-burner
- Open plan kitchen & dining room : 41 m² Lovely exposed beams with access both to the front terrace and back garden. Original stone fireplace with wood-burner

FIRST FLOOR :

- Landing : 4,7 m² with skylight
- Shower room : 7,1 m² with shower, WC & sink
- Bedroom 1 : 9,8 m²
- Bedroom 2 : 14,5 m² with exposed beam
- Large galley corridor : 11 m² with second landing and office area : 8,4 m²
- Bedroom 3 : 24,2 m²

OUTSIDE :

- Graveled parking/terrace at the front of the house
- Large back garden
- Outbuilding/garage : 35 m²
- Wood shed

LOCAL TAXES

Taxe foncière: 333 EUR

NOTES

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