

Charming Charentaise house with three bedrooms, spacious gîte, outbuildings and beautiful landscaped gardens

EXCLUSIVE



INFORMATION

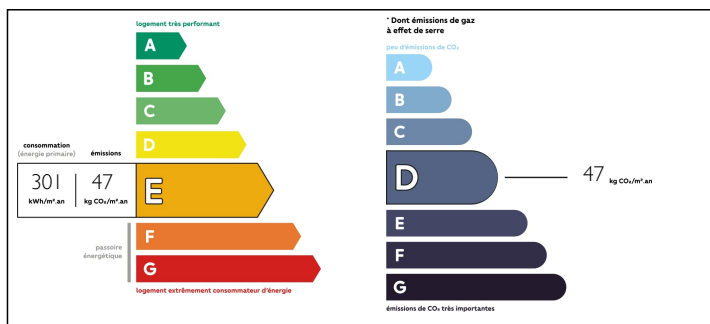
Town:	Cellefrouin
Department:	Charente
Bed:	3
Bath:	3
Floor:	285 m2
Plot Size:	3757 m2

IN BRIEF

Experience serenity at its finest ! Nestled on the outskirts of a charming hamlet, this magnificent, generously proportioned farmhouse, set within completely secluded grounds, boasts awe-inspiring vistas of the Son Valley. As you approach the property via the private driveway, you'll be welcomed by lush, vibrant landscaping and an alluring facade. This home features the added comforts of double-glazed windows, central heating, and a compliant septic system, all complementing its spacious rooms and exquisite original details. Additionally, an expansive guesthouse or gîte is attached to the main residence, providing extra accommodation for extended family and friends or the opportunity for immediate rental income. The extensive barns also present the potential for a gîte project, pending the acquisition of the necessary permits. Conveniently located just 10 minutes from a charming town offering a wide array of amenities, this property enjoys an ideal location.



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: 1600 EUR

NOTES

DESCRIPTION

MAIN HOUSE :

GROUND FLOOR :

- Entrance Hall : 2.90 m²
- 1st Lounge : 49.50 m² with fireplace
- 2nd Lounge : 35.00 m² with fireplace
- Kitchen : 30 m², fitted and equipped, large storage cupboards, and separate utility space/storage
- Hall : 4.50 m² leading to WC with washbasin : 1.50m².
- Veranda overlooking the back garden and valley

FIRST FLOOR :

- Landing : 11.50 m², with storage cupboard
- Bedroom 1 : 15.10 m²
- Family Bathroom : 15.70 m² Washbasin, shower cubicle, bath, wc
- Shower Room : 3.30 m² Washbasin, shower cubicle, WC
- Bedroom 2 : 17.40 m²
- Bedroom 3 : 19.35 m²

GUEST HOUSE / GÎTE :

GROUND FLOOR :

- Vast living room : 57 m² with fireplace, kitchen area with access to a private terrace

FIRST FLOOR

- Mezzanine : 37 m² which can be used as a bedroom or divide to create two bedrooms
- Shower room : 3.50m² with sink, shower and toilet

OUTSIDE :

- A covered summer kitchen of 30m² with BBQ.
- Courtyard garden with various private seating areas
- Terraced back garden with breath-taking view
- Deck
- Wild meadow rolling down to the stream
- Summer house : 6.30m².