

Beautiful country house with vast gardens and swimming pool, close to Jarnac



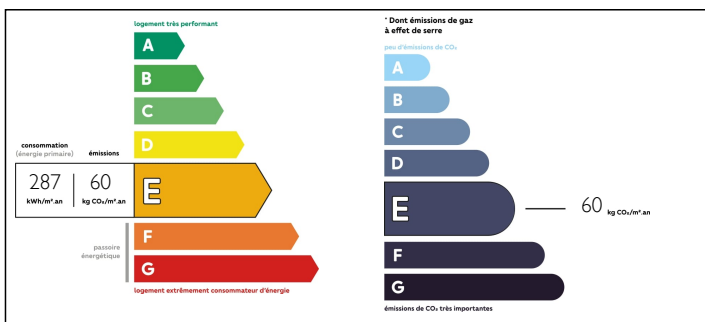
INFORMATION

Town:	Foussignac
Department:	Charente
Bed:	4
Bath:	2
Floor:	235 m2
Plot Size:	10000 m2

IN BRIEF

Lovingly restored by its owners, this stunning country house has a distinctive English feel to it. It is surrounded by a magnificent lawn and boasts a 10x5m swimming pool and a large, covered terrace, to make the most of the lovely Charente climate, the second sunniest in France! There is space for everyone and the large downstairs bedroom and bathroom can be rented out or used for elderly parents or people with reduced mobility.

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: 1483 EUR

NOTES

DESCRIPTION

GROUND FLOOR:

- Entrance hall (9m²) on terracotta tiles. Exposed beams.
- Toilet.
- Living room (29m²) on terracotta tiles, with open fire place. Exposed beams.
- Dining room (29m²) on terracotta tiles, with wood burning stove. Exposed beams.
- Kitchen (15m²) on terracotta tiles, with white goods.
- Utility room and storage room.
- Large bedroom (24m²) on terracotta tiles, with en-suite shower room with shower cubicle, hand wash basin and bidet.

1st FLOOR:

- Landing (5m²).
- Bedroom 1 (18m²) on oak laminate floor.
- En-suite bathroom (9m²) on tiles, with jacuzzi, hand wash basin, bidet and shower cubicle.
- Separate toilet (2m²).
- Bedroom 2 (9m²) on oak laminate floor.
- Bedroom 3 (14m²) on oak laminate floor.
- Storage room (4m²) and wardrobe closet (2m²).

2nd FLOOR:

- Landing.
- Large attic room (26m²) used as office space. High ceiling. Carpet.
- Study or extra bedroom (7m²). Carpet.

OUTSIDE:

- Large lawn with mature trees and shrubs.
- 10 x 5 swimming pool with tiled terrace, very private.
- Two-car garage and storage room.
- Outbuilding (60m²) to finish restoring.

TECHNICAL ASPECTS:

- Double-glazed throughout ground floor and first floor.
- Window frames all in PVC.