

Detached stone barn conversion providing a comfortable and luxurious house in a tranquil and private setting.



INFORMATION

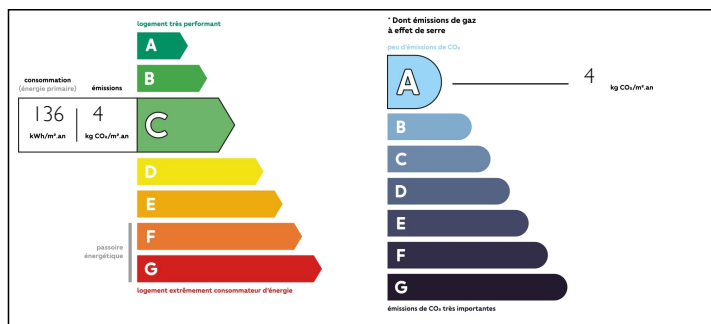
Town:	Lupsault
Department:	Charente
Bed:	3
Bath:	2
Floor:	144 m2
Plot Size:	1685 m2

IN BRIEF

This loved family home was completely renovated in 2005/2006 by the current owners. The detached stone house lies in a perfect quiet setting with no overlooking neighbours. The house is fully insulated and very economical to run, with photovoltaic panels, a pellet burner, electric heaters, double glazed windows and a solar water heater. On top of that there's a conforming electric system and the septic tank dates from 2006, so this house doesn't need any structural work to enjoy it. In walking distance of a little bakery and swimming lake with summer restaurant.

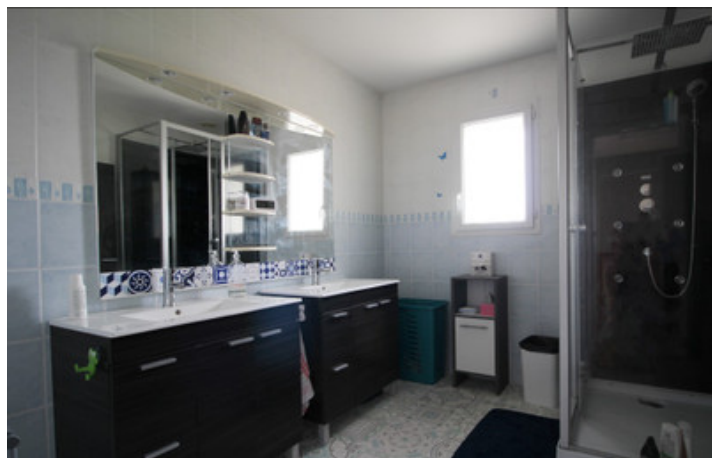


ENERGY - DPE



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

Ground floor :

Kitchen (12 m²) with fitted units and appliances
The kitchen is semi-open with the enormous living room (66 m²) flooded with light thanks to the two double doors. The living room has got a dining area, lounge area, there's a pellet burner and staircase to the first floor.

Utility room (9 m²)

Downstairs showerroom with toilet

First floor :

Mezzanine lounge area (9 m²) (this area could be used as a fourth bedroom)

Landing (8 m²)

Three Bedrooms (9, 10 and 10 m²)

Shower room (7 m²) with shower and double sink

Separate toilet (1,5 m²)

LOCAL TAXES

Taxe foncière: 1000 EUR

NOTES

The garden covers approximately 1600 m². The front of the property is South facing, the back of the garden North facing. Both the front and the back of the garden have a lovely terraced area and the garden is well taken care off with drive, parking area, plants and flowers and a little pond. There's also a borehole that's currently unused, but all the cables are there to connect a pump.

Outbuildings :

Garage (50 m²) and workshop (25 m²) both constructed in 2009 / 2010

Bread Oven

More pictures available upon request, visits highly recommended!

Information about risks to which this property is