

UNDER OFFER - A property with 6 bedrooms, 2 bedroom guest house and a studio, a pool and views

EXCLUSIVE



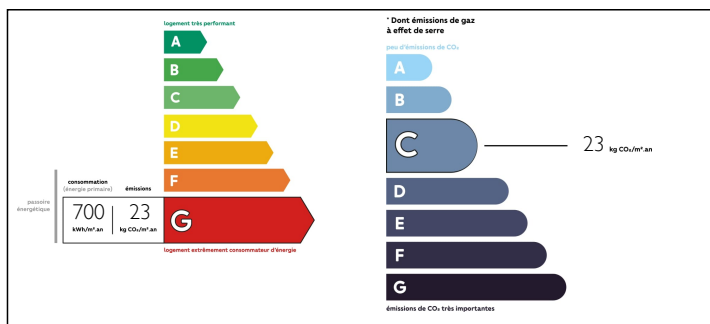
INFORMATION

Town:	Boisné-La Tude
Department:	Charente
Bed:	9
Bath:	5
Floor:	478.7 m2
Plot Size:	4569 m2

IN BRIEF

This is a versatile property on the edge of a village, surrounded by lovely walks and 2 popular market towns. The house has a choice of covered terraces making outdoor life pure joy. Large open sitting room with 4 sets of french windows opening to both covered terraces, 5 bedrooms 3 bathrooms in main house. The guest cottage has an open plan kitchen sitting room with lovely fireplace, 2 bedrooms with a Jack and Jill shower room. There is also a independent studio with kitchenette and shower room. Pool with stunning views. Situated between Villebois Lavalette and Montmoreau with its TER train station linking Bordeaux to Angouleme and only 27 mins from Angouleme.

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

You enter the hall with the utility/boot,/boiler room with loo on your left - stairs and then straight on to the sitting room 75.5m² with open fireplace lots of access outside including 2 doorways to a covered terrace 43.5m² or the terrace that runs along the house. Access from sitting room to kitchen 27.6m². Downstairs bedroom 11,3m². Upstairs : bedroom 2 - 16,5m² Jack and Jill shower room 6,6m² shared with bedroom 3 - 13,7m². Bedroom 4 - 17m² with ensuite bathroom 7.9m², bedroom 5/study with integrated cupboard 13.5m² and master bedroom (6) 16.6m² with walk-in wardrobe 4,8m² and ensuite bathroom plus shower 9.4m². Cottage open plan kitchen/living room 41,4m² 2 bedrooms 13,5m² and 12.9m² shared shower room 7m² independent loo. Studio 66,4m² with kitchenette and shower room. Pool 10x5 and 3 outbuildings totalling 26,2m². Main house 335m², cottage is 77m² and studio is 66,4m².

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

NOTES