

Unconventional house in natural stone with an artist's studio To be renovated, barn, garden, and meadow.

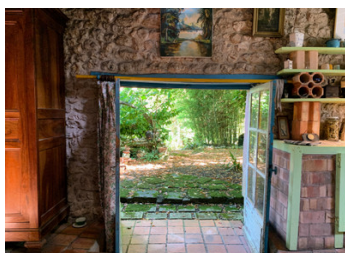


INFORMATION

Town:	Juignac
Department:	Charente
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	3714 m2

IN BRIEF

Situated in a small hamlet surrounded by beautiful countryside and only 10 minutes from Montmoreau, which has everything you require including, schools, a train station, well appointed doctors, and vet. Aubeterre 15 minutes, Bordeaux 1h15.



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: 271 EUR

NOTES

DESCRIPTION

This delightful stone property offers simple living in an area of calm, surrounded by beautiful countryside. Yet close to all the amenities.

Artist's studio (45m²) with full height ceiling and natural stone walls. A light room offering many possibilities. It would make a lovely, light and airy bedroom with a doorway opening into the sitting room.

The main House offers the following:

Sitting room (28.5m²) with chimney and open fireplace. Terracotta floor and full height ceiling.

Mezzanine Bedroom area/Library (22m²) looking over the sitting room and kitchen

Kitchen (21m²) opening onto the 'secret' garden. The kitchen is simple but functional.

Bedroom with mezzanine sleeping area (18m²)

Bedroom with mezzanine sleeping area (10m²)

Bathroom with W.C. (8.7m²) door opening to garden.

The garden has a selection of mature plants, shrubs and flowers, where you can enjoy the peace and quiet and take time to listen to the birds singing and the sounds of the countryside. A small lane leads to the prairie, which is ideal for home-grown vegetables, chickens and fruit trees.

The house uses the well water, but is also connected to mains water if preferred.

Barn (80m²) for parking, storage or to renovate into more accommodation.

This property does require some renovating and updating, including the following

New roof (quotes in between 40,000€ and 66000€)
Septic tank 12980€