

Lovely 3 bed house with 3 bed gite, gardens, barns, atelier, garages between Barbezieux and Montmoreau



INFORMATION

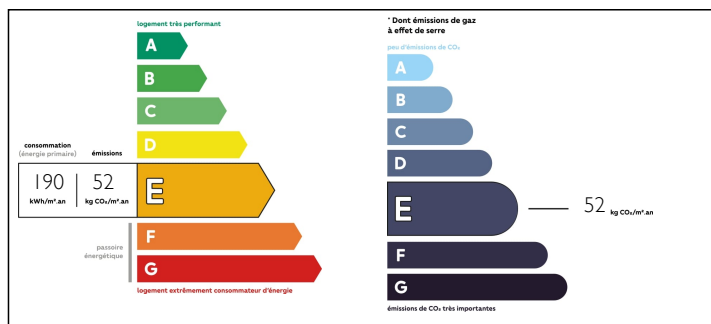
Town:	Deviat
Department:	Charente
Bed:	6
Bath:	2
Floor:	245 m2
Plot Size:	2377 m2

IN BRIEF

A well-located property with potential - Two individual properties each with own garden, barn and cellar - either income earning or a home with guest house. In good condition - awaiting a little updating. The inspirational conservatory allows the pretty garden to be enjoyed all year round. Montmoreau with its TER station - 14kms, Barbezieux - 17ms - Angouleme 38kms

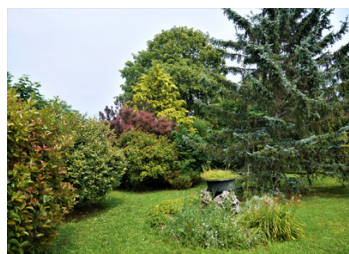


ENERGY - DPE



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

This property has been carefully renovated to a high standard by a carpenter - you sense this as soon as you step inside. The main house is double glazed entrance hall leading to reception room on left 33m² and Sitting room on right 23,3m² with stairs leading to upper floor in front of you.

Moving through the reception/dining room into kitchen 15,6m² with utility room - new boiler and access to large barn 83m² or access to conservatory 17m². Inner hall with independent WC, high spec family bathroom, conserve kitchen and stairs down to the cellar with water softener. Up stairs 3 x bedrooms 20m², 14,3m² and 14,3m² - independent WC with double basin. Double garage and choice of tool shed and wood store. The guest house is attached entrance and boiler room, independent loo, family bathroom all on the right on the left you enter the kitchen 10,3m² on into the double reception 15 and 17m² back to entrance for access to upper floor- 3 bedrooms - 10,3m², 13,3m² and 18m². cellar - barn 48m² and lean-to.

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

NOTES