

Lovely stone property with a gite, pool, pool house, outbuildings and a stunning garden with its own forest !



INFORMATION

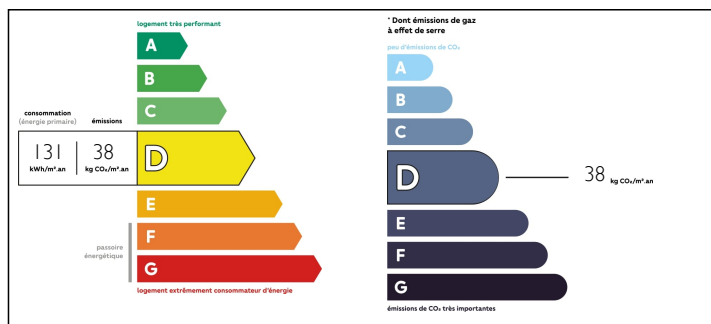
Town:	Massignac
Department:	Charente
Bed:	5
Bath:	5
Floor:	296 m2
Plot Size:	5615 m2



IN BRIEF

This lovely 3 bedroom stone property has a lot to offer thanks to it's very own 2 bedroom gîte, gorgeous pool area with a pool house, outbuildings including a workshop and garage and it's stunning mature garden (5615m2) with its own forest ! A must see !

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 consists off :

Main house (stone property) :

Ground floor :

- Living room with a wood burner (Godin) and beautiful wood beans, over looking the terrasse outside. 40m2
- Kitchen with views onto the terrasse and garden outside. 18m2
- Dinning room 17m2
- Bedroom / office space with double door into the garden : 14m2
- Bathroom with shower : 13m2
- WC
- Back kitchen : 9m2 and boiler room
- Pantry / utility room : 3m2

1st floor :

- Landing with seating area
- Bedroom (20m2) with en-suite (jaccuzzi bath, shower, wc and sink) 9m2
- Bedroom (15m2) with en-suite (shower, wc and sink) 6m2

Attic

The house has oil central heating (kitchen and dinning room underfloor) and radiators. Wood burner in living room.

Double glazing (except 1 door)

Septic tank

Gîte :

Ground floor :

- Living area with Godin fire : 40m2
- Kitchen dinner 18m2
- WC

1st floor :

NOTES