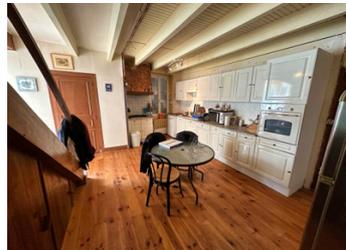


Detached 3 bedroom house set in 1.2 hectares with lake, just five minutes from Barbezieux-Saint-Hilaire.



INFORMATION

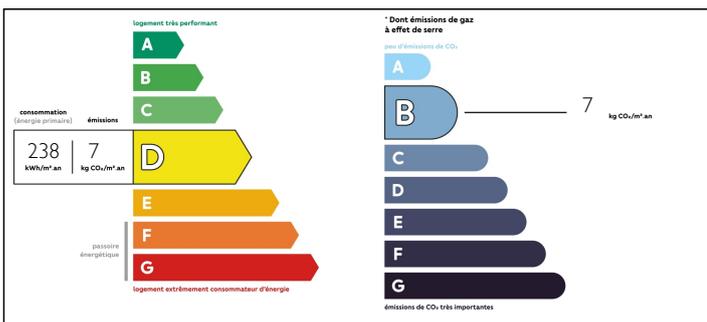
Town:	Reignac
Department:	Charente
Bed:	3
Bath:	2
Floor:	166 m ²
Plot Size:	12217 m ²



IN BRIEF

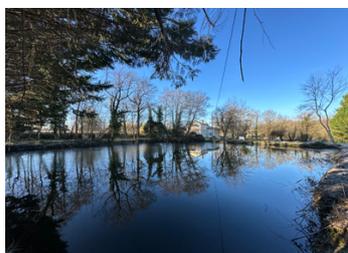
A three bedroom family home with enough land to extend, or maybe keep some animals? The whole property is well insulated and double glazed and a heat pump provides economical heat. Just a few minutes from the centre of Barbezieux with all necessary amenities including schools, college, supermarkets, restaurants, bars and cinema but also with excellent access to the N10 fast route to Angoulême, Poitiers and the north as well as south to Bordeaux.

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 old water mill is accessed from the main road through iron gates.

There is an attractive tree-lined and gravelled driveway approach to the house where there is ample parking available.

On the right side of the driveway is a lake of approximately 600 square metres fed by streams which border the property on two sides and once fed the ancient water mill, evidence of which is to be found in one of the cellars.

There is a total land area of approximately 12,000 square metres, plenty of room to extend the house, keep some animals or possibly build another house on some spare land.

The house is double glazed throughout with the added benefit of triple glazing on the east side. It benefits from a heat pump, substantial insulation and a new roof to the rear of the house.

The accommodation is spread over three floors including:

Ground floor:

A spacious and bright entrance hallway 3.2 x 3.7 metres

Leading to:

Kitchen 5.0 x 4.2 metres

With access to:

Dining room 6.3 x 6.0 metres with large windows

Bedroom 3.5 x 6.6 metres (with bath and bidet)

Living room 5.8 x 5.0 with large windows

WC

and stairs leading to the

First Floor:

Two bedrooms:

Second bedroom 5.1 x 4.3 with en-suite bathroom 1.7 x 5.2 metres and balcony overlooking the lake and driveway.

Third bedroom 4.7 x 2.7 metres with limited head height due to sloping roofline.

LOCAL TAXES

Taxe foncière:

641 EUR

NOTES