

Romantic detached stylish rural stone village house full of features and original character with pool.



INFORMATION

Town:	Ambérac
Department:	Charente
Bed:	6
Bath:	3
Floor:	300 m2
Plot Size:	800 m2

IN BRIEF

This romantic French home is full of charm and character and has plenty of room for an extended family with its 6 bedrooms, 2 kitchens, 2 Living rooms and 4 bathrooms. It has retained its full original charm and could come fully furnished. Fabulous pool area and covered terraces plus a barn and garage complete the picture. Riverside access within 200 metres of the house.



ENERGY - DPE

DPE not required.

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: 2285 EUR

Taxe habitation: 2299 EUR

NOTES

DESCRIPTION

Its a perfect traditional French getaway!! It is in fact 2 houses made into 1 so it can be used by 2 separate families if you wish. One part is a traditional stone charentaise house and the other part is a more recently built addition to the back of the house with its own private courtyard and garage..

In brief:

1st house has Entrance hall 8m² with wood and flagstone flooring. Feature stone wall sink and stairs to first and second floors.

Kitchen 35m² with some fitted cupboards, sink, hob and oven. 2 large windows and a door to the kitchen of the second house

On the other side of the Entrance hall you have the Living Room 30m² with original wood floor and fireplace

First floor Landing 10m² Original Oak Flooring
2 large bedrooms (30m² and 17m²), one with feature bath and one with full en-suite facilities.
Shower room with WC

Stairs to Attic Bedroom and TV corner

The second house comprises of fitted kitchen 28m² with doors to private garden and parking area
Living Room 29m² with spiral staircase to

First floor :

Shower Room with WC

Bedroom 14m² sloping ceiling

Bedroom 14m²

Bedroom 23m² with en-suite shower room and WC

Doors to balcony.

Attached to the house is a garage with workshop plus a large barn for storage

On the opposite side of the gravelled courtyard there is a covered terrace and barbeque area then a walk way to the gated pool area with terraces and garden

This truly is a unique property and...