LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A19232MLO16 Price: 418 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (394 500 EUR without fees)

Beautifully renovated 6 bed stone farmhouse; separate 1 bed apartment; pool; lakes; barn; 11 ha land.















INFORMATION

Town:	Mazerolles
Department:	Charente
Bed:	6
Bath:	4
Floor:	305 m2
Plot Size:	118070 m2

IN BRIEF

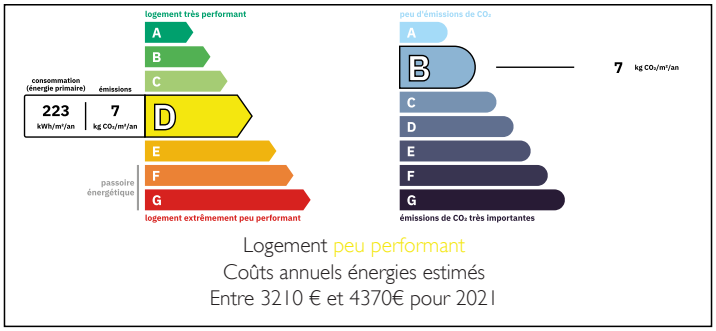
Situated in a tiny and very quiet hamlet in the beautiful Charente countryside, this imposing property with its own tower is in excellent condition and ready to move into.

The current owners have lovingly and tastefully renovated the main house to a high standard and run it as successful B&B / holiday let. There remains scope for further development of this business.

Local activities include the golf international La Preze, the leisure lakes of the Haute Charente, historic towns with Chateaux and commerces.

Only 5 minutes to Ecurie de Chatelars/ horse riding stables with indoor school facilities, 10 minutes to the michelin star restaurant Moulin de la Tardoire.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3210 € et 4370€ pour 2021

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.

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LOCAL TAXES

Taxe foncière: **2998 EUR**

NOTES

DESCRIPTION

The Property comprises:

On the ground floor:
Entry hall with cellar underneath, fitted kitchen with log burner, dining room, sitting room with feature fireplace & log burner, games room, inner hallway to utility room with WC.

Stairs to first floor landing: to the one side of the landing are three double bedrooms, 2 bathrooms with WC, the landing on the other side leads to two ensuite bedrooms, one being the master suite with spiral staircase to the tower which has another 6th bedroom and stunning views across the countryside. The property has a good roof, insulation and double glazing throughout. Heating is by two wood burners, electric radiators and the septic tank conforms with existing regulations

The 2nd property comprises: Sitting room with kitchen, 1 bedroom, shower room with WC. It does require a refresh.

Attached barn and workshop, chicken coup, mixed land, some wooded, lake of 2800m2, above ground pool which has been carefully landscaped to give the impression of an in ground pool.

La Rochefoucauld 13 minutes
Rochechouart 27 minutes
Limoges airport 50 minutes
Angouleme City with fast train link 40 minutes

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