

Spacious stone built property in a quiet hamlet, offering 4/5 bedrooms, 4 bathrooms, and two living rooms.

EXCLUSIVE



## INFORMATION

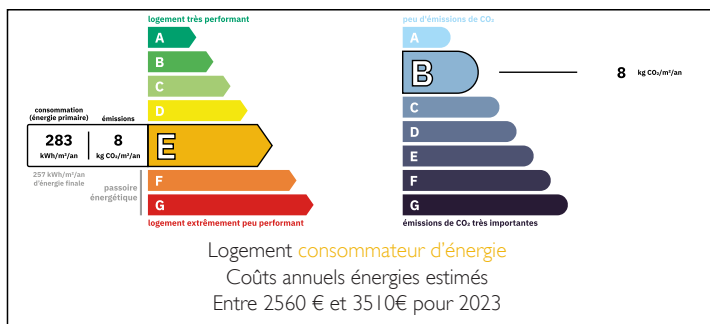
|             |            |
|-------------|------------|
| Town:       | Le Lindois |
| Department: | Charente   |
| Bed:        | 6          |
| Bath:       | 5          |
| Floor:      | 250 m2     |
| Plot Size:  | 942 m2     |

## IN BRIEF

Stone-built property situated close to the leisure lakes of the Haute Charente, in a quiet hamlet, only 5 kms away from all amenities. Offering over 240m<sup>2</sup> of habitable space perfect for a large family or for rentals/Bed and Breakfast. This property offers two receptions rooms, two kitchens, and an office space, there are 3 en-suite spacious bedrooms and there is also a separate family bathroom. Outside the garden and terraced areas offer a fabulous sunny space for alfresco dining. This property has some finishing off left to do, but it is ready to go ..... Situated a short distance from the historical town of La Rochefoucauld and only 30 minutes from Angoulême and the TGV and LGV train station. 50 minutes from Limoges airport.



## 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

Lovely character stone built property, with some finishing off left to do, but totally habitable, this lovely property offers on the ground floor ; Entrance hall, living room, kitchen, downstairs office, which could be a bedroom, upstairs office space/storage space. From the first lounge the adjoining door leads to the kitchen dining area, with cosy log burner and hallway with patio doors to the terrasse. This hallway leads to the downstairs master bedroom and dressing room. The garage and workshop are also on the ground floor. Upstairs offers 4 bedrooms 3 with en-suite bathroom/shower rooms, and a separate family bathroom with wc. Outside there are two terraces one shaded and the other for the sun worshipers, with further storage areas for garden tools. The attached garden is higher up than the house and is a perfect sun trap.

### Room sizes

Entrance hall 3m<sup>2</sup>

Living room 30m<sup>2</sup>

Office/bedroom 13m<sup>2</sup>

Kitchen 10m<sup>2</sup>

Shower-room et wc ...

## NOTES