LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A34125CGL16 Price: 337 300 EUR

agency fees to be paid by the seller

Magnificent Charentaise manor house. 5 bedrooms. Swimming pool and outbuildings. Enclosed park not overlooked.

EXCLUSIVE







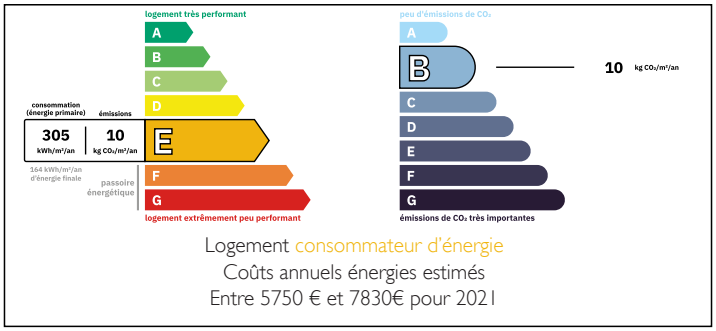








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5750 € et 7830€ pour 2021

INFORMATION

Town:	Ventouse
Department:	Charente
Bed:	5
Bath:	3
Floor:	279 m2
Plot Size:	15029 m2

IN BRIEF

A timeless place, comfortable, intimate and family-friendly.

This Charentais manor house combines modernity with the charm of houses that have a history and a soul. The old features have been preserved: fireplaces, old wooden floors, exposed beams and stonework.

Its cosy living rooms, 5 bedrooms and 3 bathrooms make it an ideal home for entertaining family and friends. The vast mezzanine on the second floor offers another generous space for relaxing, playing games or reading.

From the house or the heated swimming pool (not overlooked), you can enjoy a wooded, enclosed garden and glimpses of the Charente countryside.

The beautiful barn is ideal for other projects, DIY and storage.

This little corner of paradise is just 6 km from the first local shops, around ten km from the dynamic little town of Mansle and around thirty minutes from

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:	**2000 EUR**

NOTES

DESCRIPTION

This property comprises :

GROUND FLOOR
*Entrance 1: 7.3 m².
*Dining room with wood burner, parquet floor, exposed stone walls and beams: 21.3 m².
*Living room with parquet flooring and exposed beams: 21 m².
*Fitted kitchen with parquet flooring and exposed stonework: 19 m².
*Laundry room with washbasin: 6.6 m².
*WC
*Entrance 2 to veranda: 7.4 m².
*Living room in veranda: 12.6 m².

FIRST FLOOR (wooden floors)
*Landing: 5.9 m².
*Bedroom 1 with exposed beams: 16.55 m².
*Bedroom 2 with cupboard: 20.4 m² and en-suite bathroom and WC: 12.5 m².
*Bedroom 3 with cupboard: 18 m² and en-suite bathroom and WC: 5.5 m².

SECOND FLOOR (with parquet flooring)
*Bedroom 4: 18.2 m².
*Bedroom 5 with washbasin: 19 m².
*Shower room with WC: 3.6 m².
*Mezzanine/study/living area: 47 m².

*Cellar: access from the kitchen
*Swimming pool: 12x6 and pool house
*Carport
*Barn and outbuildings: 150 m² approx.
*Patio with cistern
*Fenced garden/park with trees

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