LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A35352CGL16 Price: 343 200 EUR

agency fees included: 4 % TTC to be paid by the buyer (330 000 EUR without fees)

Beautifully renovated former presbytery. 5 bedrooms. Vast grounds for horses. Gîte possible.















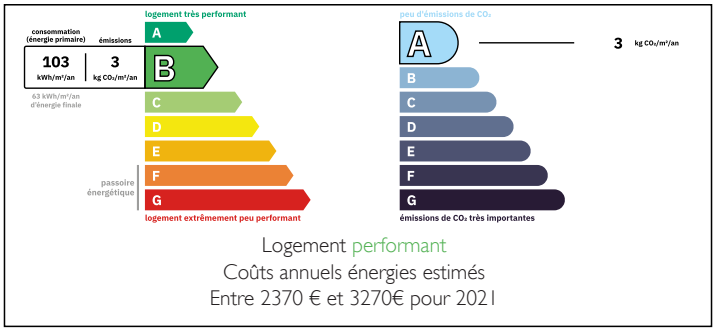
INFORMATION

Town:	La Tâche
Department:	Charente
Bed:	5
Bath:	3
Floor:	361 m2
Plot Size:	26533 m2

IN BRIEF

A former presbytery turned into a rare family home full of character, with courtyard, garden, vast grounds and outbuildings. Completely renovated over the last ten years or so, this welcoming XIVth century property combines the comfort and charm of houses with a history and a soul, with its 'coeur de demoiselle' floors, Charentais-style fireplaces, stone walls and exposed beams, as well as magnificent floors, double glazing, air/water heat pump, spacious kitchen, dining room and lounge, and 5 bedrooms.
This family or holiday home also offers the possibility of developing chambres d'hôtes or a gîte in a part of the house that could be independent. A large plot of land is also ideal for horses.
Nestling in a small village in the Charente region, this surprising house offers elegant, modern, warm comfort and is remarkable for its B energy rating.
Amenities...

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 2370 € et 3270€ 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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NOTES

DESCRIPTION

*This property comprises two interconnecting buildings: a former 14th-century presbytery and the old village school.

ON THE GROUND FLOOR and adjoining
Part 1 (Former school)
- Entrance : 15 m²
- Living room1 : 25 m²
- Study: 12 m²
- Landing: 2.7 m²
- Bedroom 1: 14 m²
- Shower room: 3.3 m²
- WC: 1.8 m²
- Living room 2: 28 m²

Part 2 (Former presbytery)
- Dining room: 24 m²
- Kitchen: 32 m² (with well)
- Library (with interior well/tank): 26 m²
Old 35 m3 stone well/cistern
-Utility room: 13 m²
- WC: 3.6 m²
- Cellar: 4.6 m²

ON THE FIRST FLOOR
Part 1 (Former school)
- Landing with access to an attic: 7.5 m²
- Master bedroom2: 26 m² with
with private bathroom (Italian shower, bath, 2 basins and WC): 13 m².
- Bedroom 3: 26 m²

Part 2 (Former presbytery)
- Bedroom4: 23 m² (
- Corridor
- WC: 1.8 m²
- Shower room (1 shower, 1 basin): 4.6 m²
- Games room: 16 m² useful
- Study/Mezzanine: 14.6 m²
- Bedroom5: 24 m²

*Solar panels (self-consumption)
*Enclosed courtyard