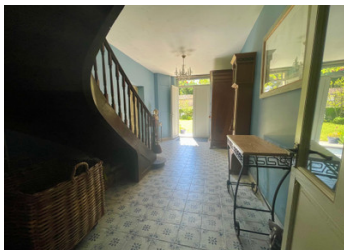


Spacious farmhouse with 7 bedrooms, 4 bathrooms, attached barn, mature garden, well and open views.



INFORMATION

Town:	Neuvilleq
Department:	Charente-Maritime
Bed:	7
Bath:	4
Floor:	230 m2
Plot Size:	2345 m2



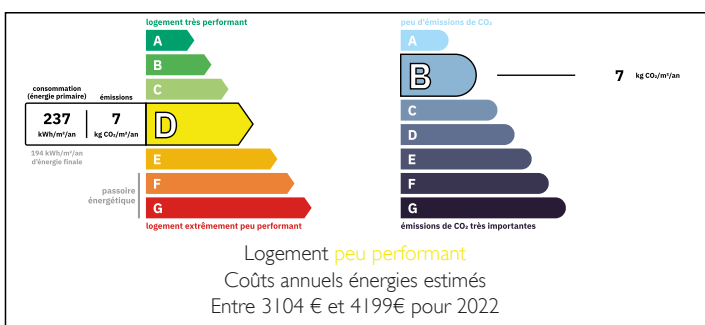
IN BRIEF

Situated 45 minutes from Bordeaux, with excellent links to the N10 (7 minutes) Renovated traditional stone farmhouse in open countryside. Ideal as a large family home/countryside retreat or bed and breakfast.

Spacious living rooms, 7 bedrooms (some of which are currently used as office, sewing room, playroom etc), 4 bath/shower rooms and plenty of storage space.

The house is set in a beautiful, flower filled, cottage garden, with outbuildings.

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.



NOTES

DESCRIPTION

Once through the impressive double iron gates, the house, facing south, lies behind fully flowered mixed borders.

ENTRANCE HALL with a tiled floor and sweeping wooden staircase to the 1st floor.

To the right of the hall is a large, bright SITTING ROOM (30m²) with a chimney and wood burning stove. On the left is the DINING ROOM (30m²). Attractive chimney with wood burning stove

The dining room leads to the fitted KITCHEN/BREAKFAST ROOM (31m²) with central island and a family sized Belling range cooker. The hub of many family homes. Fully fitted modern base units offer ample storage space, complete with American fridge/freezer and dishwasher. Attractive chimney with wood burning stove and doors opening to the garden.

Towards the rear of the property, a corridor runs from one end of the house to the other. This provides access to 3 OTHER ROOM (15m² 16m² et 16m²) currently used as, a BEDROOM, SEWING/HOBBY ROOM, and PLAY ROOM (it would be easy to install a shower room in the play room).

BATHROOM (12m²) with shower, bath, hand basin and toilet, two cupboards and access to a laundry room/back kitchen.

AIRING CUPBOARD

UTILITY /LAUNDRY ROOM with access to the barn

BARN (132m²), which is partially tiled and includes parking spaces.

From the entrance hall, the original wooden staircase leads to a bright and spacious landing area, with skylights (velux windows) and parquet flooring. 4 bedrooms are accessed from here.

BEDROOM 1 (18m²) with en-suite shower room incorporating a shower, hand basin, toilet and heated...