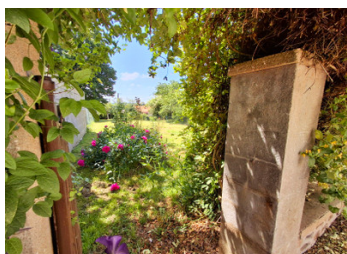


Stylish and equally charming 3 bed country home with Patio, 2 lawned gardens, Barn & Hanger.

EXCLUSIVE



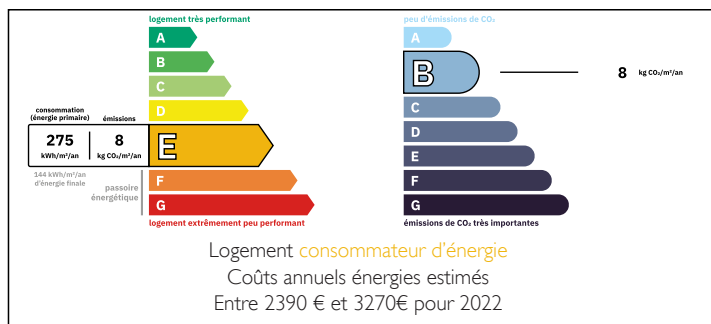
## INFORMATION

Town:	Terres-de-Haute-Charente
Department:	Charente
Bed:	3
Bath:	1
Floor:	125 m2
Plot Size:	1222 m2

## IN BRIEF

This impressive 3 bedroom house has original charming features with modern, stylish decor. It sits facing beautiful countryside views and enjoys a private terrace and BBQ patio.

## 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

You first walk in to the large kitchen diner, with ample space for daily life and entertaining. The wood burning stove is an attractive feature and sits in the original fireplace. The solid chestnut stairs lead from the kitchen to the 2 large bedrooms, on the first floor.

To the left off the kitchen we find the beautiful living room with a marble, open fireplace and original wooden parquet floor. There is a games room off the living room which could be a 3rd bedroom and the bathroom is next door.

We have a door from the lounge, opening out on to a balcony, giving a stunning landscape view.

When leaving the kitchen you are met with a large terrace and BBQ patio area which leads through a floral & stone archway to the lawn and flowered beds.

There is an attractive barn opposite with its own, substantial garden. The barn roof is in good order, with guttering. The floor is concrete & there are 2 points of entry. It already has electricity, with its own board and light. The footprint is 123 square meters, there is an existing mezzanine floor.

On the same plot we also have further outbuildings and a hanger, which can be used for covered parking. There is easy scope within the house itself to add a fourth bedroom with ensuite, on the ground floor. This can remain separate as a Gite, which has its own entrance door, or as part of the...

## LOCAL TAXES

**Taxe foncière: 569 EUR**

**Taxe habitation: 345 EUR**

## NOTES