

Pretty French stone property with pool, views and loads of scope to exploit further.



INFORMATION

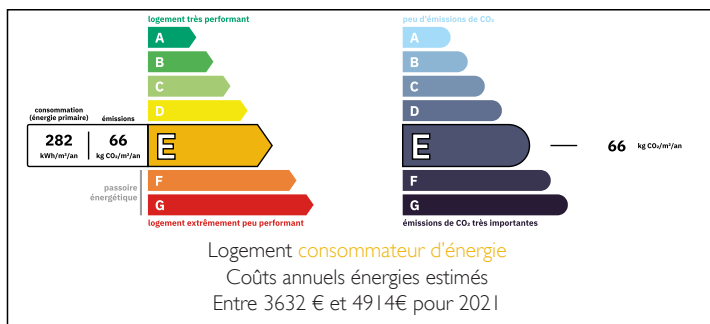
Town:	Fouqueure
Department:	Charente
Bed:	5
Bath:	2
Floor:	187 m2
Plot Size:	2256 m2



IN BRIEF

A house with 2 parts, traditional features and modern comforts. 5 bedrooms, 2 bathrooms, outbuildings and 8x4m swimming pool - lovely countryside location, you can hear the crickets and birds!! Easy access to airports, railway stations - Angouleme, Poitiers, La Rochelle and the market town of Aigre is only 4kms distant.

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

Its a large house but could be used as main house and rental.

Enter from the gravelled south facing front courtyard into the original farmhouse via the

Sitting room with original features

Door to Dining Room - currently a table seating for 12 people fits perfectly

Kitchenette

Central hallway with stairs to first floor

Landing leading to 3 large bedrooms all with double glazed windows and wood floors

Bathroom with WC, sink and Shower

2nd part of the house on ground floor

Living Room with double doors to rear courtyard

Open plan to Kitchen

Stairs to First floor landing where you have 2 large bedrooms and Bathroom with Bath, sink and WC

Outside

Outbuilding with concrete floor and pipes for water. Electricity installed.

Barn for storage

Old barn now taken down and used as walled courtyard garden

Gates to rear of property with steps up to Pool and Terrace with pump house.

Meadow with fruit trees and wild hedging.

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

LOCAL TAXES

Taxe foncière: 1770 EUR

NOTES