



DESCRIPTION

The property has been sympathetically renovated by the current owner and retains its original charm as a number of the original features are still present.

The energy efficiency of the property has been improved with the installation of aluminium double glazed windows & doors and a geothermal underfloor heating system.

To the ground floor you will find an open plan fully functional kitchen(25m²), with a wine cellar wonderfully created using an old bread oven. A living room with wood burning stove(26m²), a bedroom(24m²), a dressing room(7m²), a bathroom(10m²), a stairwell area with W/C and an arriere cuisine(15m²), which gives access to an outdoor pantry area containing the pool plant equipment.

The first floor is accessed via an internal or external staircase and contains a bedroom(22m²), a shower room(9m²) and a large living/dining area containing a kitchen(75m²). The vendor currently uses the first floor to run a successful gite business but it could also be easily converted to provide a number of further bedrooms. The vendor also used the 'Laboratoire' to make and sell confiture using fruit from the orchard.

Outside you will find a pleasant terrace and 9000m² of garden mainly laid to lawn. There is a paddock of approximately 32000m² which is ideally suited to horse riding but the vendor has indicated that it could be sold separately or split into an area more agreeable with a buyer.

Information about risks to which this property is exposed is available on the Géorisques website...

LOCAL TAXES

Taxe foncière: 900 EUR

NOTES