

## Beautiful 4-bed detached property with 3-bed guest house - close to Verteuil



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Poursac  |
| Department: | Charente |
| Bed:        | 7        |
| Bath:       | 4        |
| Floor:      | 360 m2   |
| Plot Size:  | 3517 m2  |



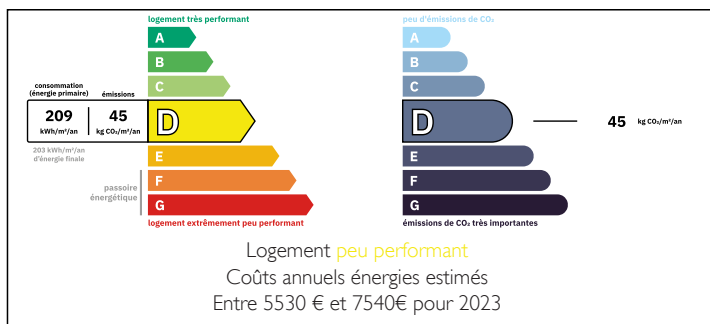
## IN BRIEF

Set in a quiet edge-of-hamlet location just 5km from the popular and picturesque riverside village of Verteuil-Sur-Charente, this large property offers great opportunities for anyone looking for a large family home, packed full of French character, with the added benefit of a separate guest house or gîte that is ideal for either friends and family or for renting out.

The spacious main house offers a large kitchen-diner, 3 other reception rooms with lovely character features, a lovely veranda / sun-room overlooking the rear garden, a master suite with en-suite shower room as well as 3 other double bedrooms and two bathrooms.

The gîte is comprised of a large kitchen/lounge/diner, a separate laundry room / summer kitchen as well as 3 double bedrooms and a bathroom.

## 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.



## LOCAL TAXES

Taxe foncière: **2850 EUR**

## NOTES

## DESCRIPTION

If you're looking for a large, characterful stone property in a great location with the added benefit of a good-sized second house that could be rented out or used for multi-generational living, then this property could be perfect for you. Located in a quiet spot just 5km from Verteuil and 12km from the market town of Ruffec, the property also enjoys a great-sized garden and outbuildings too.

Description :

Main House

Ground Floor :

Entrance Hall : 4m<sup>2</sup>

Shower Room / WC : 4m<sup>2</sup>

Kitchen : 34m<sup>2</sup> with woodburner

Dining Room : 32m<sup>2</sup>

Veranda / Sun-Room : 20m<sup>2</sup>

Lounge : 30m<sup>2</sup>

Living Room : 33m<sup>2</sup> with stone (coeur demoiselle) flooring and a pellet woodburner.

First Floor :

Landing : 14m<sup>2</sup>

Bedroom : 26m<sup>2</sup> with en-suite shower room : 6m<sup>2</sup>

Bedroom : 20m<sup>2</sup>

Bedroom : 13m<sup>2</sup>

Bedroom : 26m<sup>2</sup>

Bathroom : 11m<sup>2</sup> including bath and shower

Second house :

Ground Floor :

Entrance Hall : 5m<sup>2</sup>

Laundry Room / Back kitchen : 20m<sup>2</sup>

Kitchen / Lounge / Diner : 45m<sup>2</sup>

Bathroom : 9m<sup>2</sup> (with bath and shower)

First Floor :

Landing : 4m<sup>2</sup>

Bedroom : 18m<sup>2</sup> with washroom : 3m<sup>2</sup>

Bedroom : 15m<sup>2</sup>