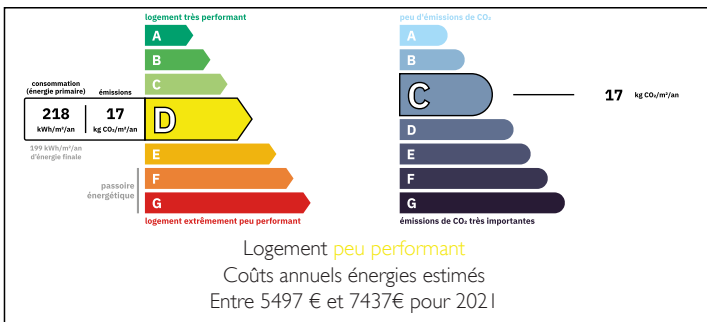


Stunning Charentaise House with 4 Gîtes, Reception Hall, Pool, Stables & 3 Hectares of Land



ENERGY - DPE



INFORMATION

Town:	Villefagnan
Department:	Charente
Bed:	8
Bath:	6
Floor:	397 m ²
Plot Size:	30172 m ²

IN BRIEF

Treat yourself to an exceptional property with rare charm:

a character Charentaise house set in 3 hectares of land. Peace, relaxation and open space for new projects await at the end of a superb tree-lined driveway.

This is a place full of soul and history (original wooden floors, terracotta tiles, exposed stone and beams, fireplaces) with many features: a pond, old mill, bread oven, swimming pool, stable, equestrian areas, a 107 m² reception hall, and newly built gîtes. The potential here is remarkable.

The main house (202 m²), overlooking a magnificent landscaped garden with mature trees, a secure pond and a shaded pavilion, offers a comfortable and peaceful lifestyle.

The four gîtes (5 bedrooms in total) allow you to welcome family and friends or offer accommodation in a rare and privileged setting.

Horse lovers will find all the facilities needed for

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

This property in detail :

*MAIN HOUSE

GROUND FLOOR

Living room with fireplace: 39 m²

Dining room: 31 m²

Kitchen: 14 m² and pantry of 5 m² / access to the garden

WC and shower: 2.6 m²

Separate WC

Bathroom with shower, bathtub, and double sink: 13 m²

Laundry room: 12 m²

Room to be converted: 43 m²

FIRST FLOOR

Three bedrooms (11, 12, and 18 m²)

Hallway / dressing area

Access to convertible attic space offering over 75 m² of potential living area

*3 NEW GÎTES / STUDIOS

With independent access, measuring 37, 31, and 26 m²

*1 GÎTE / GUEST HOUSE (103 m²)

Equipped kitchen, living/dining room with wood-burning stove, shower room, WC, two bedrooms, and private covered terrace

All gîtes are equipped with reversible air conditioning

*INDEPENDENT RECEPTION HALL

107 m² with fireplace, bar, kitchen, cold room

*SWIMMING POOL

5 x 11.5 m with pergola, two changing cabins, and outdoor shower

*EQUESTRIAN AREA

Enclosed meadow of 1.5 ha

Meadow of approx. 1 ha with riding track

Winter pasture of 800 m²

Stable, two shelters, tack room

LOCAL TAXES

Taxe foncière: **3600 EUR**

NOTES