

Former farmhouse with numerous outbuildings, enclosed grounds in the heart of a village, Angoulême–Cognac road



INFORMATION

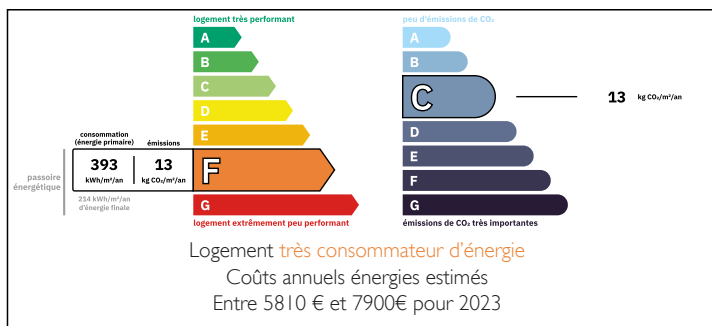
Town:	Douzat
Department:	Charente
Bed:	5
Bath:	1
Floor:	305 m2
Plot Size:	1946 m2

IN BRIEF

You'll be charmed by this former wine-growing farmhouse, set within its own walled grounds and featuring large outbuildings ready for use, situated in a pretty, peaceful hamlet in a bucolic setting on the outskirts of Angoulême.



ENERGY - DPE



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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: 1141 EUR

NOTES

DESCRIPTION

This farmhouse, with its authentic Charente-style porch, offers superb potential for conversion and development, with its numerous adjoining outbuildings.

The main farmhouse has been partially renovated, featuring updated electrical wiring, double-glazed windows and a new roof.

The ground floor comprises:

- A walk-through entrance hall (15m²) with a staircase leading to the upper floors
- A dining area (22.5m²) and an adjoining pantry (8.5m²)
- A kitchen-diner (36m²) with a fireplace and a wood-burning stove
- A bedroom with an en-suite shower room and WC
- 2 adjoining cellars (31 and 22m²) which could easily be converted to extend the ground floor living space
- Toilet

Upstairs there are four bedrooms (11, 19, 36 and 23 m²) with landings and a shower room, plus a large convertible space above the wine cellars (55 m²).

On the top floor there is an attic, part of which can be converted (approx. 40 m²)

Please note the presence of numerous outbuildings in very good condition, comprising:

- Garage area of 225m² (5m high)
- Stables (28m²)
- Barn (155m²)
- Pigsty (47m²)
- Cowshed (80m²)
- Rabbit hutches (19m²)
- 40m² cottage, ideal for conversion into a self-contained gîte

Double-glazed windows

Mains drainage

Water well

Fish pond