LEGGETT IMMOBILIER INTERNATIONAL

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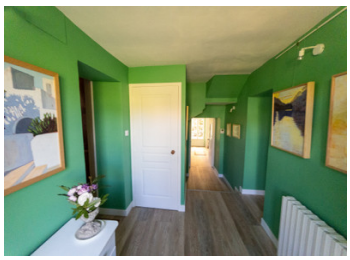
Ref: A46270REC16 Price: 278 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (260 000 EUR without fees)

Authentic farmhouse with a dovecote, beautiful attached barn, huge workshop 167m and independent studio.







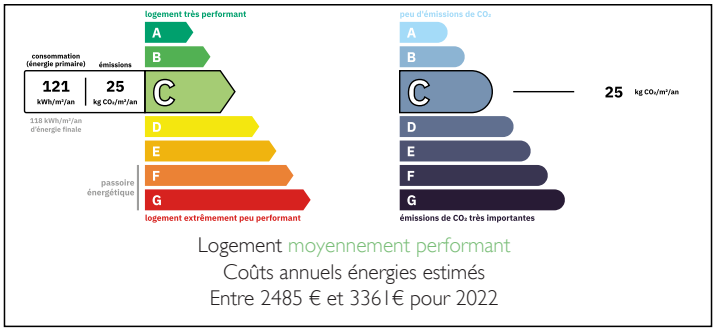








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2485 € et 3361€ pour 2022

INFORMATION

Town:	Les Essards
Department:	Charente
Bed:	4
Bath:	3
Floor:	208 m2
Plot Size:	4600 m2

IN BRIEF

Nestled in the heart of a peaceful village in southern Charente, this beautifully renovated former farmhouse is ideally located between Aubeterre-sur-Dronne (16) and Saint-Aulaye (24), two picturesque villages, each offering a château, shops, bars, restaurants and a riverside beach.

The property has been recently renovated in a practical yet charming style. Energy-efficiency improvements have created a well-insulated and economical home.

The ground floor comprises an entrance hall, a dining room, a kitchen opening onto the living room, a bathroom, a separate WC, and an additional room that could be used as a bedroom or a home office. Upstairs are 3 bedrooms, two of which have their own bathrooms, together witha spacious additional room overlooking the garden and the surrounding countryside.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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NOTES

DESCRIPTION

The property has been thoughtfully renovated to combine modern comfort with the character of a traditional French farmhouse. Energy-efficiency improvements have created a well-insulated and economical home, while preserving its authentic charm and welcoming atmosphere.

The ground floor offers comfortable and versatile living accommodation:
Entrance hall 5.6m²
Dining room, 20.8m²
Fitted kitchen opening onto the living room with a fireplace-wood burner 44.8m²
Bathroom 7.6m²
Toilette 1.5m²
Additional room that could easily serve as a ground-floor bedroom, home office or hobby room 25.8m²

Upstairs, there are three bedrooms- 27 .9m², 9.4m² and 23.4 m²- two of which benefit from their own en-suite bathrooms, providing comfort and privacy for family members or guests. A spacious additional room overlooks the garden and the surrounding countryside and could be used as a second lounge, games room, artist's studio, home office or even additional sleeping accommodation.

The outbuildings grooped around the traditional courtyard add considerable value and potential to the property. Adjoining the house are a wine store (chai) 13 m², a large stone barn 60.4 m², a stone hangar 28 m² and an attractive pigeon tower, all offering excellent storage or opportunities for further development, subject to the necessary permissions.

Opposite the house stands an impressive 167 m² steel-framed barn, perfectly suited to a wide range of professional, agricultural, artisan or storage uses. Whether you are looking to run a business from home, establish a workshop or simply require substantial storage space, this building provides