LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46536JMR16 Price: 243 800 EUR

agency fees included: 6 % TTC to be paid by the buyer (230 000 EUR without fees)

Beautiful country property with swimming pool set on 6.5 hectares of land















INFORMATION

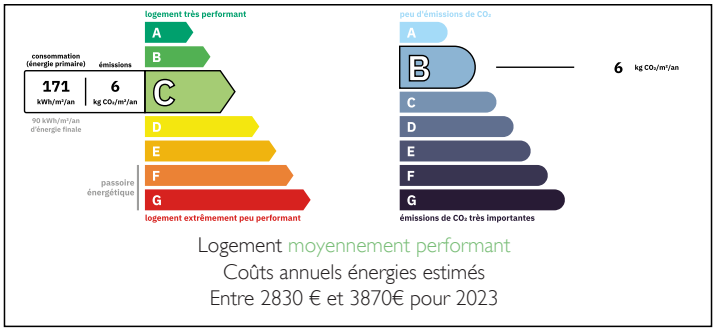
Town:	Cellefrouin
Department:	Charente
Bed:	3
Bath:	1
Floor:	181 m2
Plot Size:	65370 m2

IN BRIEF

Set in a quiet hamlet in the heart of the Charente countryside, this beautiful stone property offers the very best of rural French living :

- A traditional stone farmhouse with its large outbuildings all set around the central courtyard
- 3 reception rooms and a shower room on the ground floor
- 3 good-sized bedrooms and an extra living area upstairs
- Geothermal heating, solar panels for the hot water and double-glazing throughout giving the property an excellent C energy rating
- A large, 10x5m swimming pool with roller cover
- A large barn (big enough to store a campervan) with electric door
- Smaller outbuildings offering conversion potential
- A large plot of over 6.5 hectares divided between mature parkland garden and fields - offering great possibilities for animals, smallholding etc

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2830 € et 3870€ pour 2023

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.
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LOCAL TAXES

Taxe foncière: **1655 EUR**

NOTES

DESCRIPTION

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This is a property that retains its character and charm and offers fantastic scope for a number of projects - one to view very quickly !

Dimensions :

Ground Floor:
Kitchen : 20m²
Dining Room : 30m²
Living Room : 25m²
Shower Room: 8m²

First Floor :
Sitting Room : 25m²
Bedroom : 20m²
Landing : 12m²
Bedroom : 12m²
Bedroom : 16m²
WC : 3m²

Outbuildings:
Barn : 100m²

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