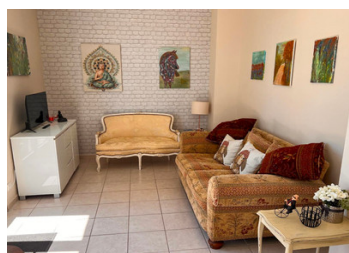
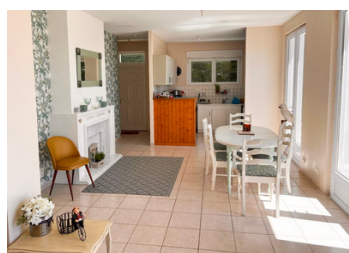


Comfortably renovated house with adjoining ballroom or workshop, large garden and outbuildings.



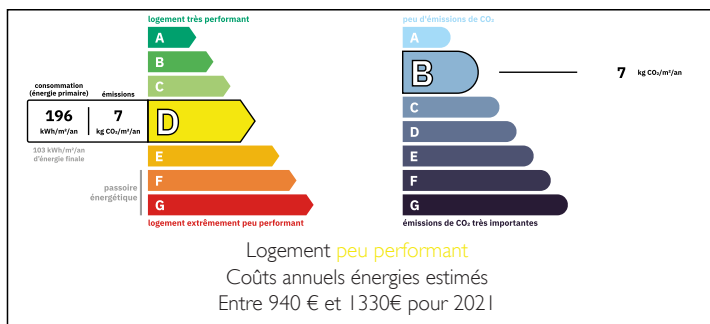
INFORMATION

Town:	Mazerolles
Department:	Charente
Bed:	2
Bath:	2
Floor:	253 m2
Plot Size:	4943 m2

IN BRIEF

In the commune of Mazerolles, with an extended view over the valley towards Montbron. A 2 bedroom house, newly renovated with double glazing, underfloor heating, terrace and large garden of 4900m², adjacent to a surprising ballroom, large workshop, commercial or artistic space with a kitchen, pantry and shower room which could be reconfigured for additional bedrooms and living quarters.

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: 495 EUR

NOTES

DESCRIPTION

Single floor living on this property, the house comprises and open kitchen 25m², with patio doors facing the garden terrace, living room 10.5m², 2 bedrooms with electric shutters and inbuilt wardrobes 11.5m² & 8.6m². Double glazed and with underfloor heating. Combined w.c. laundry and shower room 5.4m². This self contained unit of 65m², has the possibility to be let separately from the remainder of the property.

Adjacent is the 2nd unit of 188m², previously used as a community hall, with a fine chestnut parquet, two doorways from the garden. Includes a large kitchen, and living area of 58m² with 3.6m head height, a pantry 6m², showroom and toilet 10.5m² and the old ballroom, workshop, retail space of 109m². The garden of 4943m², fenced, a vegetable garden and outbuildings, two garages of 15.5m² each and a sheep pen of 9m².

Close to the town of La Rochefoucauld with all amenities, and easy access to Angoulême with high speed TGV train connections. Easy access to the property for vehicles and there is ample parking in front of the property. This is an excellent opportunity to have a peaceful home with the possibility to incorporate a large number of other activities requiring comfort and space.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>