LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47820JR16 Price: 470 640 EUR

agency fees included: 6 % TTC to be paid by the buyer (444 000 EUR without fees)

A charming charentaise 6 bed farmhouse with beautiful pool and amazing views and proven rental potential















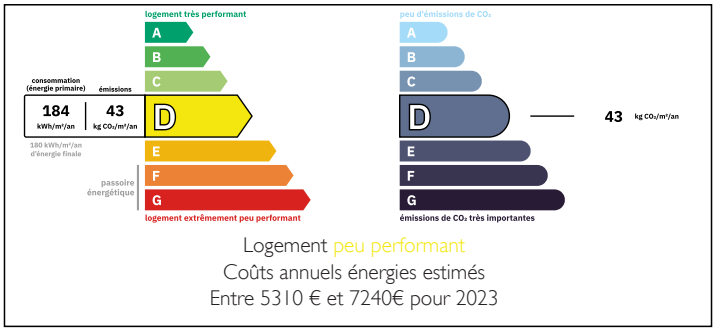
INFORMATION

Town:	Berneuil
Department:	Charente
Bed:	6
Bath:	2
Floor:	285 m2
Plot Size:	3460 m2

IN BRIEF

Set in an enviable location with 6 bedrooms, large pool and amazing views on the edge of a beautiful village midway between Barbezieux and Chalais.
A large, spacious and airy home with numerous period features.
Ideal full time family home, lock-up and leave holiday property with potential for tourist rental income.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 5310 € et 7240€ 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.

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LOCAL TAXES

Taxe foncière:	**1530 EUR**
Taxe habitation:	**1282 EUR**

NOTES

DESCRIPTION

Boasting wonderful views over the Charente landscape, this splendid former farmhouse has been respectfully renovated to provide comfortable year-round accommodation for the owners, family and friends.

The exposed stone entrance hall perfectly exhibits the quality workmanship and period features of this attractive, character property.

There is a large, light and airy kitchen. Well equipped and with enough space for the whole family. On the opposite side of the entrance hall, a large dining is to be found and looking out towards the pool terrace there is an enormous living living room with wood burner and access, though sliding doors to the gardens, modern pool and fabulous country views beyond.

Six large bedrooms offer excellent flexibility and the large integral barn could even be converted to provided even more accommodation if required.

There is a character wine cellar down a few steps accessible from the living room.

There is also a large workshop / store which houses the oil-fired boiler and beyond that, a large garage with enough space for several cars.

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