LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48463SHH16 Price: 299 950 EUR

agency fees included: 6 % TTC to be paid by the buyer (282 000 EUR without fees)

# Spacious stone village property with an attached house (Partly renovated), swimming pool, barn and garden















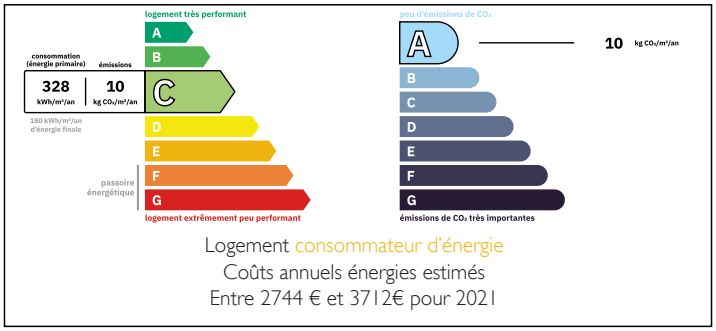

## INFORMATION

| | |
|---|---|
| Town: | Les Essards |
| Department: | Charente |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 0 m2 |
| Plot Size: | 1192 m2 |

## IN BRIEF

Situated in a village just 10 minutes from the picturesque village of Aubeterre-sur-Dronne, this substantial stone property offers a wealth of possibilities. The main house has been renovated and provides generous living space, while the attached stone house is currently mid-renovation, offering the opportunity to create a second home, guest accommodation or a separate living space, subject to your requirements.

## ENERGY - DPE




Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2744 € et 3712€ pour 2021

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:** | **1083 EUR** |

## NOTES

## DESCRIPTION

The main house combines traditional character with comfortable living areas. Including a fitted kitchen and dining room with an open fireplace, a sitting room with a wood-burning stove and a further reception room that could be used as a music room, library or additional sitting room.

THE MAIN HOUSE

On the ground floor, the entrance hall leads to the principal living areas.

The KITCHEN/DINER (27 m²) features a fully fitted kitchen and an attractive fireplace with a working open fire, creating a welcoming space for cooking and dining.

The SITTING ROOM (27 m²) benefits from a wood-burning stove, providing a cosy atmosphere during the cooler months.

A second SITTING ROOM/MUSIC ROOM (28 m²) offers further versatile living space, ideal for entertaining, hobbies or relaxing with family and friends.

There is also a SHOWER ROOM, a separate WC and a PANTRY/UTILITY ROOM with plumbing for a washing machine and space for the hot water cylinder.

An entrance hall with stairs leads to the first floor, where the landing provides access to three bedrooms and the family bathroom.

BEDROOM ONE (20 m²) is a generous double bedroom.

BEDROOM TWO (16 m²) offers comfortable double-bedroom accommodation.

BEDROOM THREE (10 m²) could also serve as a guest bedroom or home office.