LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48794JMR16 Price: 379 000 EUR

agency fees to be paid by the seller

Beautifully presented 4-bedroom home with two charming gîtes

EXCLUSIVE







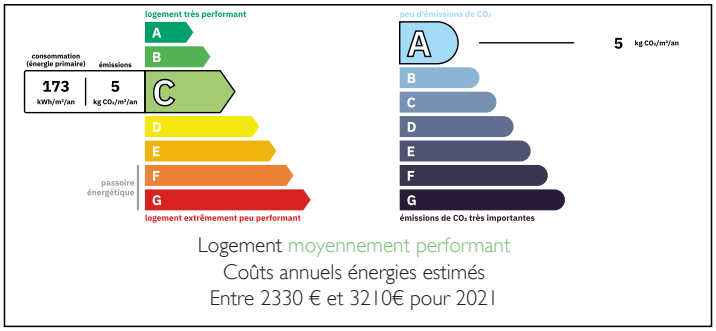








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2330 € et 3210€ pour 2021

INFORMATION

Town:	Ventouse
Department:	Charente
Bed:	6
Bath:	6
Floor:	330 m2
Plot Size:	3450 m2

IN BRIEF

A beautifully presented estate comprising a spacious 4-bedroom main house, two charming one-bedroom gîtes, outbuildings, gardens and an orchard. Set in a peaceful hamlet at the end of a no-through road, just 15 minutes from Mansle and just over 20 minutes from Ruffec and La Rochefoucauld.

The main house offers a large living room with pellet woodburner, conservatory overlooking the garden and a spacious kitchen/diner with central island. There are four bedrooms, including a ground-floor bedroom with ensuite bathroom featuring a striking gold freestanding bath, and further ensuite facilities and a dressing room.

The two spacious, characterful gîtes each offer a living room, kitchen, bedroom, ensuite shower room and private terrace, with an additional shower room in the second gîte.

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:	**2332 EUR**

NOTES

DESCRIPTION

A beautifully presented estate comprising a spacious 4-bedroom main house, two charming one-bedroom gîtes, beautifully maintained gardens, outbuildings (including a barn offering the potential for a third gîte) and an orchard. The property enjoys a peaceful setting in a quiet hamlet, at the end of a no-through road, yet is just 15 minutes from the market town of Mansle. The larger towns of Ruffec and La Rochefoucauld are both just over 20 minutes away.

The main house benefits from its own private garden and terrace, while the two gîtes are set away from the main house, each enjoying their own small private terrace. The main house offers a large, welcoming living room with a pellet woodburner and a conservatory to the rear, providing lovely views over the garden. There is also a spacious kitchen/diner with fitted units, a falcon range cooker, a central island. and a pellet woodburner, as well as a utility room. On the ground floor is a bedroom with an ensuite bathroom featuring a striking gold freestanding bath, walk-in jet shower and sink, along with a separate WC. A staircase leads to the second bedroom, which benefits from a large ensuite shower room and dressing room. A second staircase from the kitchen leads to two further bedrooms and an ensuite shower room.

The two gîtes are both spacious and full of character, each offering a large living room, kitchen, bedroom and ensuite shower room. The second gîte also benefits from an additional...