LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



CHARACTER PROPERTY IN A QUIET AND PRIVILEGED SETTING, WITH HOUSE, 2 GÎTES, POOL AND BARNS ON 3 ACRES OF LAND.

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

CHARACTER PROPERTY IN A QUIET AND PRIVILEGED SETTING, WITH HOUSE, 2 GÎTES, POOL AND BARNS ON 3 ACRE...





PROPERTY FACT FILE

REFERENCE	A36182NWO16
PRICE	€ 450,000 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	4
ACCOMMODATION	333 m²
LAND	12545 m²
TOWN	Saint-Romain
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Gîte
CONDITION	Good condition
FEATURES	Private drainage, Private parking, Barns - outbuildings

*Price based on current exchange rate which is subject to change





LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

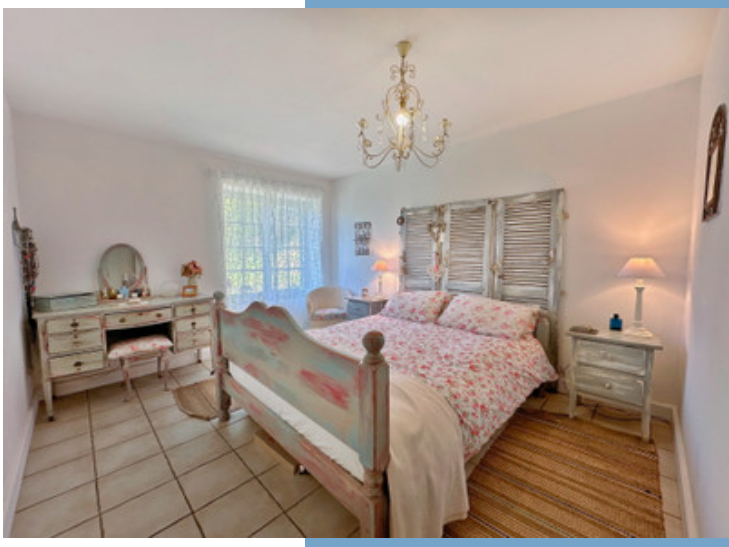
- Beautiful 3 acre park with panoramic views
- Very private - no close neighbours.
- Good business potential
- Close to Aubeterre-sur-Dronne
- Ground floor bedrooms in the house and gîtes.

CHARACTER PROPERTY IN A QUIET AND PRIVILEGED SETTING, WITH HOUSE, 2 GÎTES, POOL AND BARNS ON 3 ACRE...

Ref : A36182NWO16

This beautiful character property is set in a peaceful, leafy setting and enjoys stunning views over the rolling countryside of South Charente.

The house offers generous living space, high-quality features, and many original period details have been carefully preserved. The main house



DESCRIPTION

MAIN HOUSE (176m2)

Ground floor:
- Entrance hall (14m2)
- Living room (28.7m2) with fireplace and wood-burning stove
- Kitchen (23.5m2)
- Boiler/laundry room and pantry (17.6m2) with access to additional bedroom upstairs (22m2)
- Lounge with bar (15.75m2)
- wc
- Bedroom 1 (12.3m2) with dressing room (2.13m2)
- Bathroom (10m2) with walk-in shower, bath and double basin.

First floor
- Bedroom 3 (13.6m2)
- Bedroom 4 (10.4m2)
- Shower room (6.44m2)



GÎTE 1 (85m2)

- Living room (22m2)
- Sunken kitchen (16.8m2)
- TV lounge on mezzanine (13.6m2)
- Bedroom 1 (12m2)
- Bedroom 2 (14, 8m2)
- Bathroom (6 m2) with shower and bath
- wc

GÎTE 2 (71m2)

- Living room (38m2) with open plan kitchen (6 m2)
- Bedroom 1 (11,6m2)
- Bedroom 2 (11m2)
- Shower room (5m2)
- wc



OUTSIDE:

- Attached barn (187m2)

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A36182NWO16

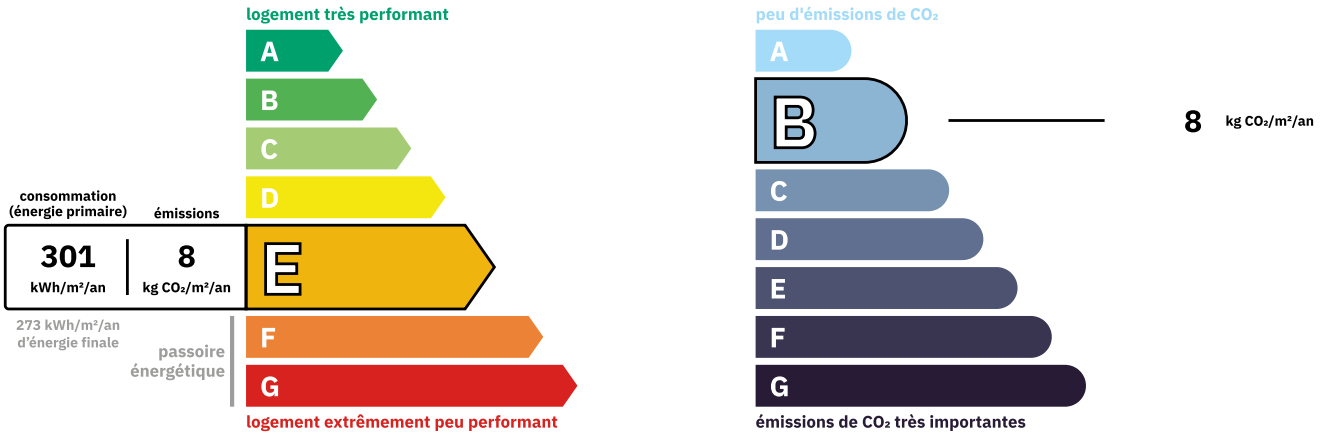
COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

CHARACTER PROPERTY IN A QUIET AND PRIVILEGED SETTING, WITH HOUSE, 2 GÎTES, POOL AND BARNS ON 3 ACRE...

Ref : A36182NWO16

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 2190 € and 2962€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A36182NWO16
FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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