



STUNNING CHARENTAISE HOUSE WITH 4 GÎTES, RECEPTION HALL, POOL, STABLES & 3 HECTARES OF LAND

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RECEPTION HALL, POOL,
STABLES & 3 HECTARES OF
LAND...



PROPERTY FACT FILE	
REFERENCE	A43660CGLI6
PRICE	€ 699,600 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (660 000 EUR hors honoraires)
BEDROOM	8
BATHROOM	6
ACCOMMODATION	397 m ²
LAND	30172 m ²
TOWN	Villefagnan
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- Elegant late 18th-century stone house
- Close to Ruffec and the Angoulême–Poitiers route
- Gîtes and equestrian business potential
- Reception hall with kitchen
- Air-to-air heat pump in all the accommodations

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Treat yourself to an exceptional property with rare charm: a character Charentaise house set in 3 hectares of land. Peace, relaxation and open space for new projects await at the end of a superb tree-lined driveway.

This is a place full of soul and history (original wooden floors,

DESCRIPTION

This property in detail :

*MAIN HOUSE

GROUND FLOOR

Living room with fireplace: 39 m²

Dining room: 31 m²

Kitchen: 14 m² and pantry of 5 m² / access to the garden

WC and shower: 2.6 m²

Separate WC

Bathroom with shower, bathtub, and double sink: 13 m²

Laundry room: 12 m²

Room to be converted: 43 m²

FIRST FLOOR

Three bedrooms (11, 12, and 18 m²)

Hallway / dressing area

Access to convertible attic space offering over 75 m² of potential living area

*3 NEW GÎTES / STUDIOS

With independent access, measuring 37, 31, and 26 m²

*1 GÎTE / GUEST HOUSE (103 m²)

Equipped kitchen, living/dining room with wood-burning stove, shower room, WC, two bedrooms, and private covered terrace

All gîtes are equipped with reversible air conditioning

*INDEPENDENT RECEPTION HALL

107 m² with fireplace, bar, kitchen, cold room

*SWIMMING POOL

5 x 11.5 m with pergola, two changing cabins, and outdoor shower

*EQUESTRIAN AREA

Enclosed meadow of 1.5 ha

Meadow of approx. 1 ha with riding track

Winter pasture of 800 m²

Stable, two shelters, tack room

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A43660CGLI6>

COMPLETE FILE AND PHOTO ON REQUEST

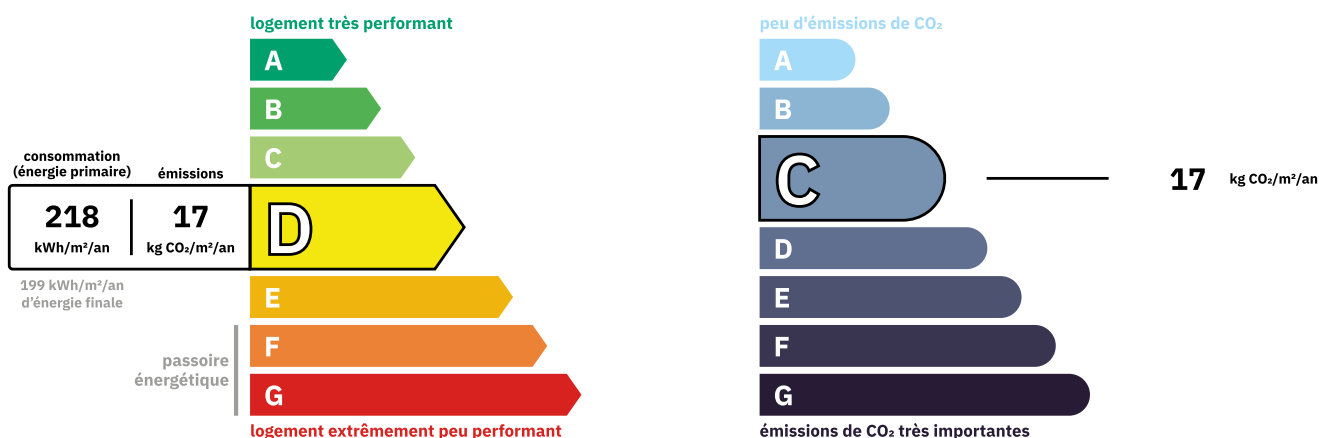


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ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between 5497 € and 7437€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchange rates. 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 : A43660CGLI6
FILE COMPLETE
AND PHOTOS
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