

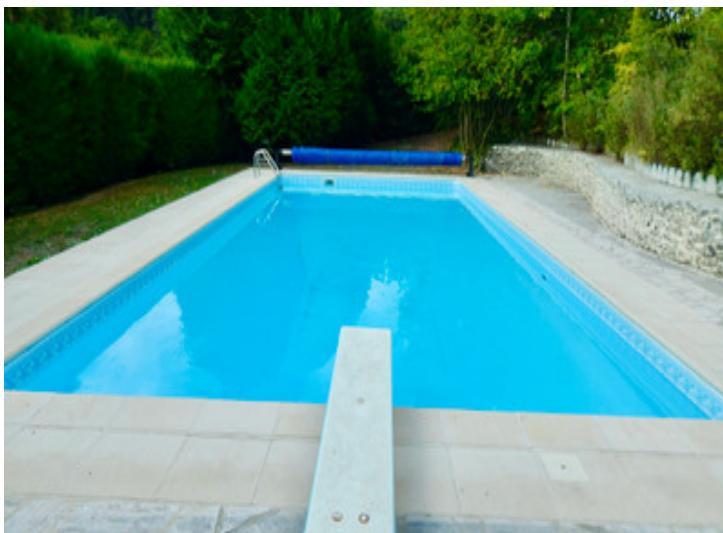


SECLUDED COUNTRY ESTATE WITH DELIGHTFUL
VIEWS. FARMHOUSE, APARTMENT, GARAGING,
SWIMMING POOL, 6.9 HECTARES.

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PROPERTY FACT FILE	
REFERENCE	A15991
PRICE	€ 550,000 £ 471,213* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	3
ACCOMMODATION	364 m ²
LAND	69534 m ²
TOWN	Vaux-Lavalette
DEPARTMENT	Charente
LOCATION	Isolated
TYPE	Gîte, Bed and Breakfast
CONDITION	Excellent condition, Good condition
FEATURES	Electricity on site, Garage, Barns / outbuildings
*Price based on current exchange rate which is subject to change	



- Angouleme 30 mins drive
- TGV Link to Paris
- Large House with additional gite.
- 17 Acres of land
- Haven of peace and tranquility

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The first point which strikes one about the property is the fact that it is so well located. It is clear that the original farmhouse was built by someone who knew the area well, and chose for his homestead a setting on the side of the gentle valley, high enough to benefit from delightful views all around, but excellently sheltered. It can be honestly

DESCRIPTIF

On entering the main house one is immersed in an atmosphere of style and splendour. There are three huge reception rooms, all linked and used as dining room, piano room and living room, and all with beautiful stone fireplaces. There is a log burner which produces 16 Kw and heats the entire downstairs and the first floor above the living room in what is the 'pigeonnier' - a beautiful wood clad library with further attic space above.

To the left as one enters the house is a fully equipped kitchen and breakfast area. A back door leads out on to sunny terracing with magical views overlooking the grounds.

Through another door into a separate part of the house, which is ample for guests to stay, and is completely self contained. Kitchen, diner, living room, bathroom, separate WC, and bedroom with an en suite bathroom.

Upstairs are 3 more large bedrooms and a bathroom. plus a dressing room. Ample storage space in the eaves. The main house has 3 more bedrooms and a bathroom which are split level and set under the eaves.

There is a 3 car garage with a one bedroom apartment and bathroom with open plan kitchen/dining/living room which has hardly been lived in and a great spot to bird watch. As a rental or staff quarters it offers privacy as it has its own garden area. There is a pretty stone dwelling which serves as a garden shed.

Heated swimming pool 12x5.5, maximum depth 2 metres, surrounded by sunbathing terraces.

This outstanding property has land of 6.9 hectares, with

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A15991>

COMPLETE FILE AND PHOTO ON REQUEST

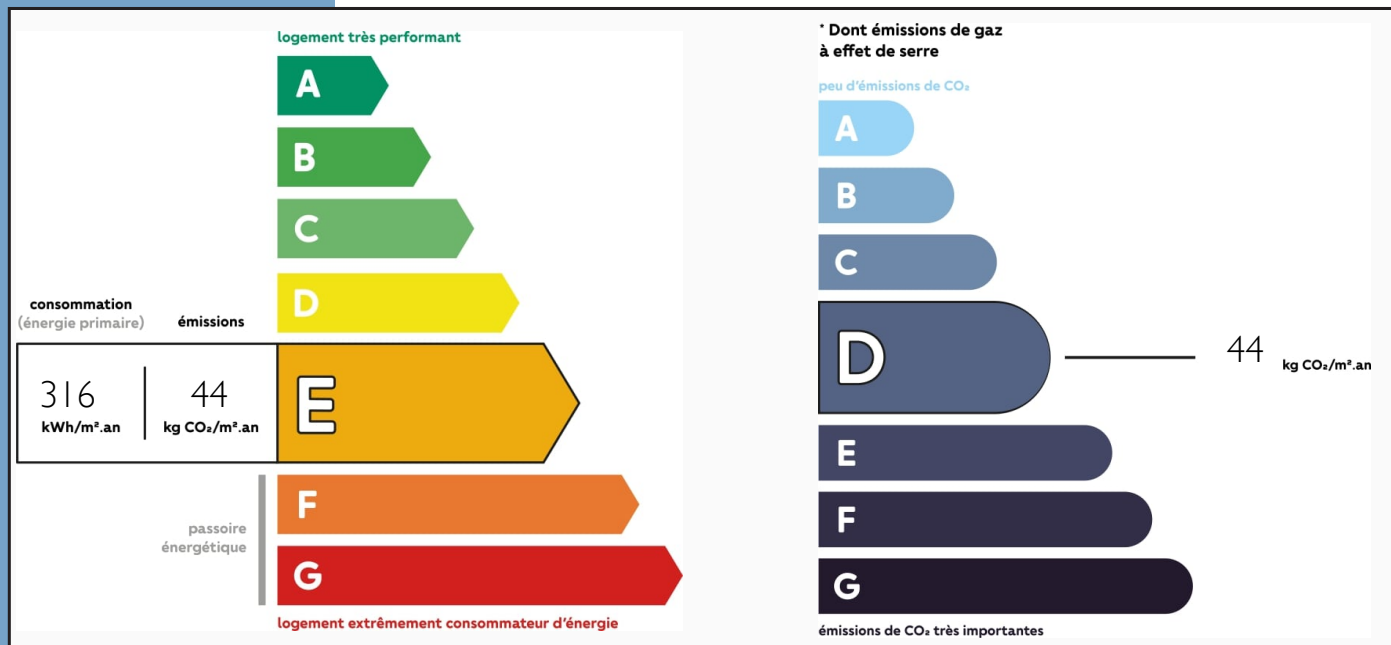


SECLUDED COUNTRY ESTATE
WITH DELIGHTFUL VIEWS.
FARMHOUSE, APARTMENT,
GARAGING, SWIMMING
POOL, 6.9 HE...

Ref : AI599I

ENERGIE-DPE

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



NOTICE

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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

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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