

18th century Maison de Maître and its outbuildings. 4 bedrooms. enclosed garden 7916m .

EXCLUSIVE

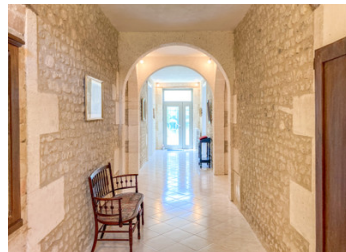


## INFORMATION

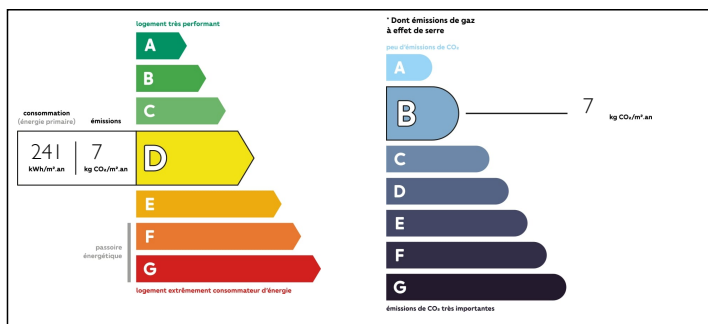
Town:	Ladiville
Department:	Charente
Bed:	4
Bath:	1
Floor:	241 m2
Plot Size:	7917 m2

## IN BRIEF

Located 10mn from Barbezieux, 20mn from Angoulême with easy access to N10, this former monastery is over 300 years old and will transport you back in time. Its interior has been tastefully renovated while respecting its original features combining stone cutting and stone walls , original wooden floors and multiple fireplaces. The entrance hall extends over 15m<sup>2</sup> long with a width of 2m and intersects with another corridor offering the same volume. These two corridors form a cross that centers the house and is truly unique in its design. At the intersection of the 2 corridors, 4 magnificent arches in white stone. This residence consists of 4 bedrooms or 3 bedrooms and 1 office, 1 bathroom, a living room, a dining room, a large kitchen with dining area, a cellar. The attic, accessible by a stone staircase from the second kitchen, with a surface area of 230m<sup>2</sup> can be converted if desired. Outbuildings: garage, workshop, barns,...

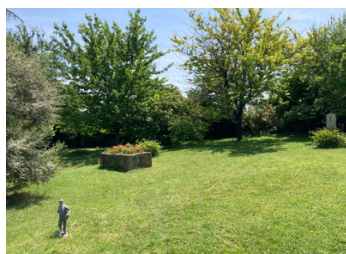


## ENERGY - DPE



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.



## DESCRIPTION

Ladiville is a commune in the south-west of France located in the department of Charente.

MORE PHOTOS AVAILABLE AND FLOORPLAN ON REQUEST

On the ground floor, an entrance hall in the shape of a cross extending from south to north of the property is over 15m long and 2m wide. The light tiling combined with the natural tones of the cut stone walls brings natural clarity to this majestic entrance completed by its 4 white stone arches at the intersection of the 2 corridors.

On your right, a double door gives you access to a living room of 32m<sup>2</sup> with original wooden floor and an open fireplace. Off the living room is the first bedroom or an office of 11m<sup>2</sup>.

On the left of the entrance hall, you enter the dining room with light tiles floor and an open fireplace. In its continuity, you will enter the kitchen, 29m<sup>2</sup>, with a terracotta tiled floor and a worktop in olive green tiles, an insert fireplace, exposed beams and stone walls. A door gives you direct access to the garden and another door leads to the second kitchen with a water point and a WC.

Let's go back to the intersection of the 2 corridors, on the right, you will discover a second bedroom of 24m<sup>2</sup> with chestnut floor. A little further, a circular room of 3m<sup>2</sup>, formerly known as "the chapel" with 2 recesses either side of a fireplace. A third bedroom of 10m<sup>2</sup> overlooks...

## LOCAL TAXES

Taxe foncière: 203 EUR

## NOTES